

SOLD

subject to contract



179 Boythorpe Road, Chesterfield, S40 2NB

- EXTENDED 3 bed semi
- Entrance hall with downstairs WC & storage
- Open plan Lounge family room
- Bifolding doors onto the rear expansive garden
- Modern bathroom - bath, shower cubicle, WC & wash hand basin
- MUST BE VIEWED - fully refurbished in recent years
- Utility area
- Extended creating a large modern fitted kitchen diner
- GCH & modern uPVC double glazed
- Garage & driveway - Excellent location within walking distance to amenities

Offers Over £275,000

HUNTERS®

HERE TO GET *you* THERE

**A VIEWING IS A MUST - here at this EXTENDED 3 BEDROOM SEMI
DETACHED PROPERTY!**

Being lovingly restored over the last few years this property offers much more than first meets the eye.

Within close proximity of Queens Park, Schools, Leisure Centre, Town centre and public transport connections, yet minutes drive to the Peak District.

The property has been extended on the ground floor and comprises

Entrance hall with solid oak flooring, downstairs cupboard, downstairs WC and a very useful Utility area. The lounge area has been opened up and has now created a light & airy family room with lots of space and a feature log burner.

At the rear of the property is the extension to the property which houses the large & bespoke fitted kitchen diner with Quartz work tops. The room offers lots of natural light with sky lantern fitted to the ceiling and bi folding doors opening onto the patio. The kitchen comprises an integrated dishwasher and a range cooker as well as benefitting from electric underfloor heating.

On the first floor the renovations continue with a large modern bathroom that has a bath, separate shower cubicle, WC & wash hand basin.

3 bedrooms - 2 of which are doubles, with bedroom one having bespoke fitted wardrobes and bedside cabinets that match - offer lots of space.

Newly fitted uPVC double glazed windows, gas central heating (combi boiler) and new radiators have been fitted throughout.

Externally the property offers off street parking for approx 4 cars & access to the detached garage.

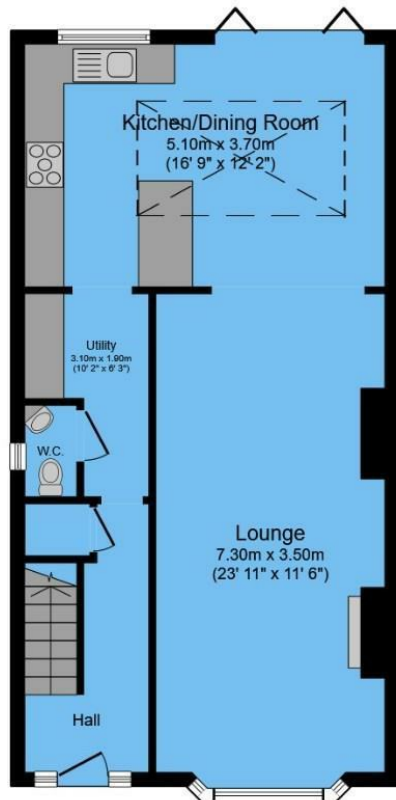
The large garden is westerly facing so benefits from afternoon sun again making it perfect for families.

AVAILABLE NOW FOR VIEWING - call Hunters today!

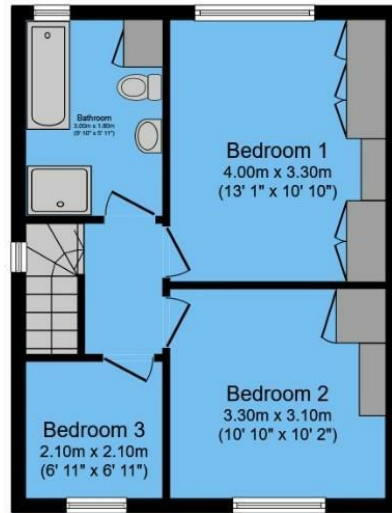
**Chesterfield BC Band B, EPC Rating C.
Freehold**







Ground Floor



First Floor



Garage

Total floor area 118.5 m² (1,276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>