



**Bramlyn Close, Clowne, Chesterfield, Derbyshire S43 4QP**

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 EPC

**Offers In The Region Of £175,000**

PINEWOOD





# Bramlyn Close Clowne Chesterfield Derbyshire S43 4QP

**Offers In The Region Of  
£175,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Freehold - Council Tax Band: B
- Quiet cul-de-sac position in a popular residential area
- Spacious open-plan lounge and dining room, ideal for entertaining
- Modern fitted kitchen with white cabinetry and light wood-effect finishes
  - Three well-proportioned bedrooms
  - Family bathroom serving all bedrooms
- South facing enclosed rear garden, perfect for relaxing or outdoor dining
  - Attached garage offering secure parking or additional storage
    - Driveway providing parking for up to three vehicles
  - Well placed for local amenities, schools, and transport links





Situated on a quiet and well-regarded cul-de-sac in Clowne, 22 Bramlyn Close is a beautifully presented three-bedroom home offering generous living space, excellent parking, and a layout perfectly suited to modern family life.

The heart of the home is the large open-plan lounge and dining room, a bright and versatile space ideal for both everyday living and entertaining. The adjoining sleek kitchen features crisp white cabinetry, light wood-effect worktops and flooring, creating a contemporary and welcoming feel.

Upstairs, the property offers three well-proportioned bedrooms served by a family bathroom, making it an ideal choice for growing families, first-time buyers, or those looking to upsize.

Externally, the home continues to impress with a pleasant enclosed rear garden, perfect for relaxing or outdoor dining, alongside an attached garage and driveway parking for up to three vehicles — a rare and valuable bonus.

Well located for local amenities, schools, and transport links, this is a home that combines comfort, practicality, and kerb appeal — early viewing is highly recommended.

Video tour available

Contact Pinewood Properties for more information or to book a viewing.

#### Lounge / Diner

A spacious open plan room with space for a large dining table and multiple seating arrangements, carpeted and uPVC double glazed windows create a cosy room, with French doors leading out into the garden.

#### Kitchen

A modern and sleek kitchen space with light wood effect flooring, white unit fronts and light wood effect unit tops. A uPVC window allows for views over the garden with the sink and drainer sat beneath it. The room also features an integrated oven and gas hob with extractor, microwave, washing machine and an understairs storage cupboard next to a door leading into the garage.

#### Bedroom 1

A spacious principal bedroom featuring a plush fitted carpet, gas central heating radiator and a uPVC double glazed window overlooking the front of the property.

#### Bedroom 2

A smaller room with built in wardrobe and storage space for your convenience with a fitted carpet and uPVC double glazed with for your comfort.

#### Bedroom 3

The smallest room, perfect for a study or child's bedroom featuring fitted carpet and a uPVC window overlooking the front of the property. Also featuring built in storage unit that sits above the stairs.

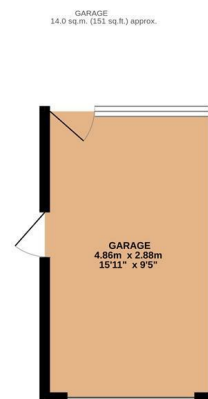
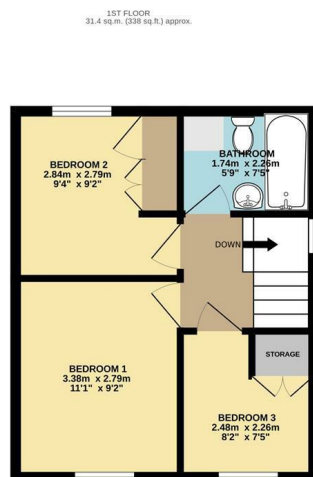
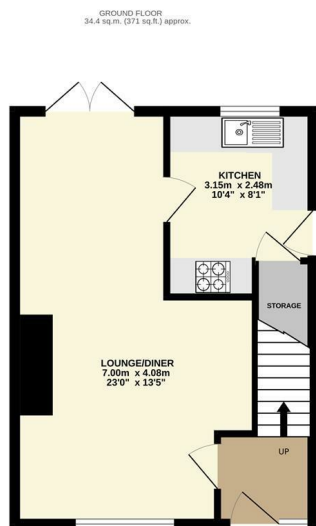
#### Bathroom

Sleek modern family bathroom with tiled surround and an over the bath shower unit. A frosted uPVC window sits above the low flush wc and a small storage unit sits in the corner.

#### Garage

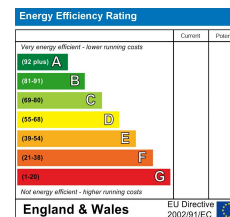
A standout of this property is the garage, featuring an up & over door with a rear door through to the garden and a uPVC window overlooking the garden. Space for 1 car.





TOTAL FLOOR AREA : 79.8 sq.m. (859 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

## GENERAL INFORMATION

EPC: TDC

Council Tax Band: B

Total Floor Area: 859 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Solar Panels by A SHADE GREENER

## Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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