



£170,000 Freehold

2A BRAMLEY ROAD | DOE LEA | CHESTERFIELD | S44 5PW

**BuckleyBrown**  
ESTATE AGENTS

LIVING THE DREAM... Situated in the heart of Doe Lea is this charming three bedroom semi detached house on Bramley Road. With spacious rooms, a practical layout and in a brilliant location, this is a perfect property to make your next home! Come on in...

Upon entry, you are welcomed via the hallway, leading firstly into the cosy reception room, the perfect space to relax and unwind with family. Through to the rear of the home is the gorgeous kitchen/diner, complete with ample matching cabinets for storage and is a great setting to enjoy home cooked meals. You will also find ample space for all your dining furniture, making it ideal when hosting friends. To complete this floor is a handy WC.

Heading upstairs you will find three well proportioned bedrooms, all with ample space and opportunity to make your own. To complete this floor is the modern family bathroom.

Outside, the rear garden offers low maintenance with lawn and patio areas, creating a tranquil setting to enjoy spending time with friends and family in the summer. To the front of the property is a driveway allowing for ample off street parking.

This home is set within a great location, providing easy access to local amenities, schools and transport links. This makes it an ideal choice for those seeking convenience and community.

Don't miss the chance to make this delightful home your own. Call today to view!





#### Entrance Hallway

Allowing access into:

#### Reception Room

Carpeted flooring and window to the front elevation.

#### Kitchen/Diner

Complete with matching wall and base units and complimentary worktop over. Inset sink and drainer, oven, hob with hood over and space for appliances. Ample space for your dining furniture. Window to the rear elevation and patio doors allowing access to the rear garden.

#### Downstairs WC

Complete with low flush WC, hand wash basin with storage and frosted window.

#### Bedroom One

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Two

Carpeted flooring, central heating radiator and window to the front elevation.

#### Bedroom Three

Carpeted flooring, central heating radiator and window to the front elevation. Handy storage cupboard.

#### Bathroom

Complete with low flush WC, hand wash basin with storage, shower and bath. Frosted window to the rear elevation.

#### Outside

Low maintenance rear garden with lawn



and patio areas. Driveway to the front of the property allowing for ample off street parking.

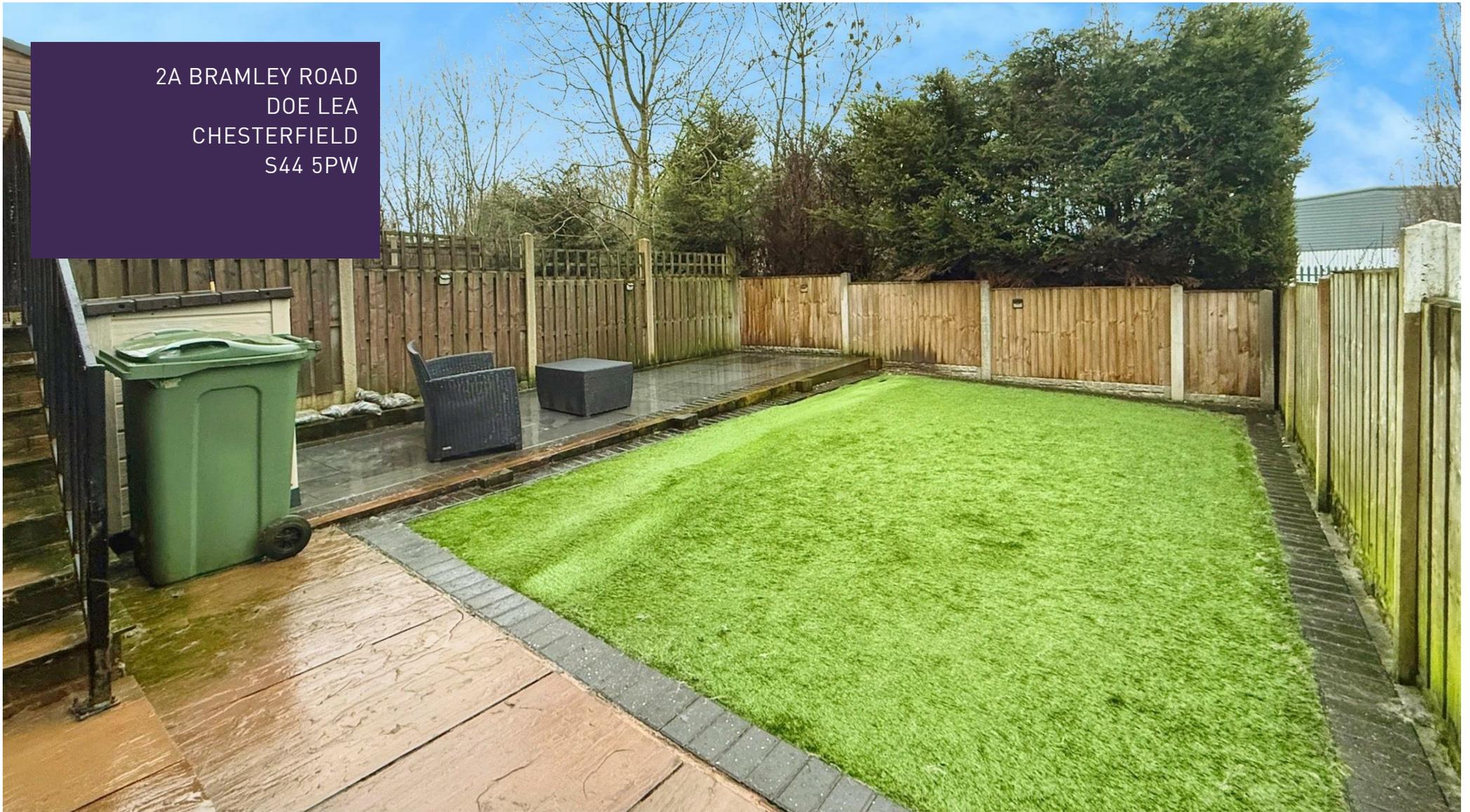




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

2A BRAMLEY ROAD  
DOE LEA  
CHESTERFIELD  
S44 5PW



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.