



## **23 Bramlyn Close, Clowne, Chesterfield**

**S43 4QP**

**£200,000**

Immaculately Presented 3-Bedroom Semi-Detached Home with Spacious Drive, Garden & Garage

This beautifully maintained three-bedroom semi-detached property offers the perfect blend of comfort, space, and practicality — ideal for families, first-time buyers or those looking to upsize.

Set in a desirable residential location, the home boasts a spacious driveway with ample parking, a well-kept private garden, and a secure garage, providing excellent outdoor space and storage.

Inside, the property is immaculately kept throughout and comprises two generous double bedrooms, a single room, a bright and airy lounge diner with patio doors to garden, a modern kitchen, and a stylish family bathroom.

- Three bedrooms
- Well-maintained front and rear gardens
- Modern Kitchen With Pantry
- Spacious driveway with ample off-road parking
- Immaculate interior décor throughout
- Lounge diner with Patio Doors onto the garden
- Detached garage
- Stylish Family Bathroom
- Cul-De-Sac Location

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### **Kitchen**

Featuring vinyl flooring and a range of fitted base and wall units, this well-proportioned kitchen offers ample storage and workspace. There is space for freestanding appliances, along with a built-in electric oven and a gas hob. A rear-facing window provides natural light, and a useful pantry houses the boiler and provides additional storage.

### **Lounge/ Diner**

A bright and airy open-plan living and dining space, neutrally decorated and benefiting from a front-facing double-glazed window that fills the room with natural light. Rear sliding patio doors open directly onto the garden, creating a seamless indoor-outdoor living experience — ideal for entertaining or relaxing.

### **First Floor Landing**

Giving access to all 3 bedrooms family bathroom and loft hatch with side facing double glazed window.

### **Master Bedroom**

A spacious and beautifully presented double bedroom featuring a front-facing double-glazed window. Tastefully decorated, this room offers a peaceful and comfortable retreat

### **Second Double Bedroom**

Another well-sized double bedroom with a rear-facing double-glazed window. Includes a built-in storage cupboard and is nicely decorated in neutral tones.

### **Third Bedroom**

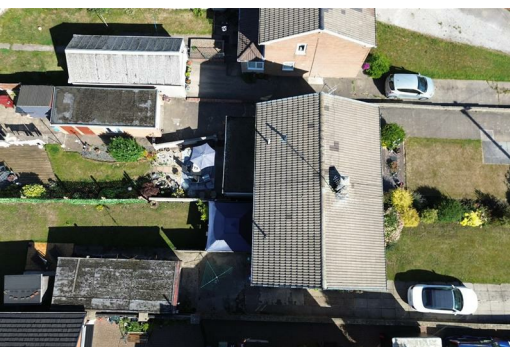
A great room for either a child's bedroom or office/dressing room.

### **Family Bathroom**

Comprising a bath with overhead electric shower, low flush WC, and a wash basin set within a vanity storage unit. A rear-facing obscure double-glazed window provides privacy and natural light.

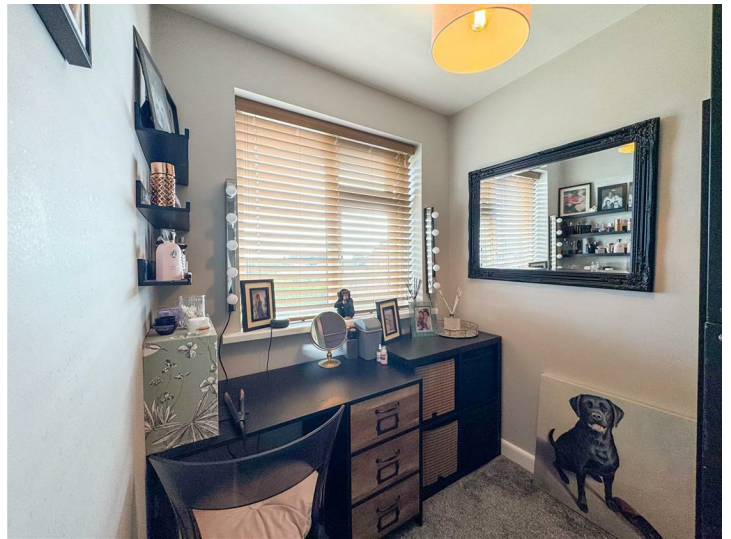
### **Exterior**

The property boasts a spacious front driveway offering ample off-street parking, alongside a lawned area for added kerb appeal. To the rear, you'll find a generous enclosed garden mainly laid to lawn, complete with two separate patio seating areas — perfect for outdoor dining or relaxation. The property also benefits from a single detached garage and a garden shed for additional storage.

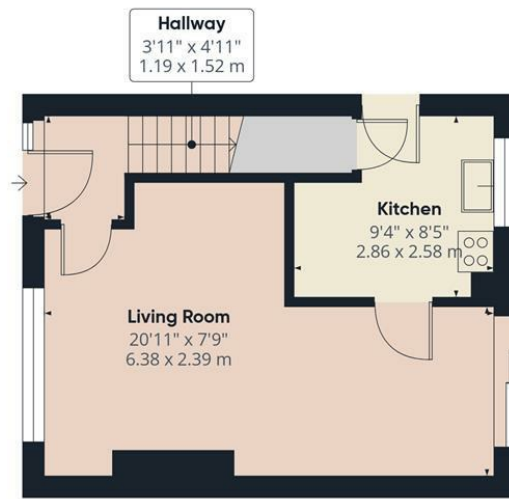


Tel: 01909 475111

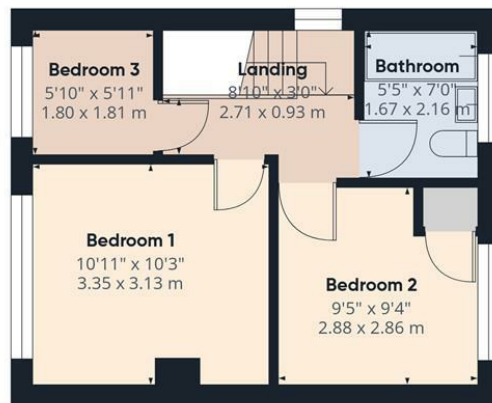




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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
648 ft<sup>2</sup>  
60.1 m<sup>2</sup>

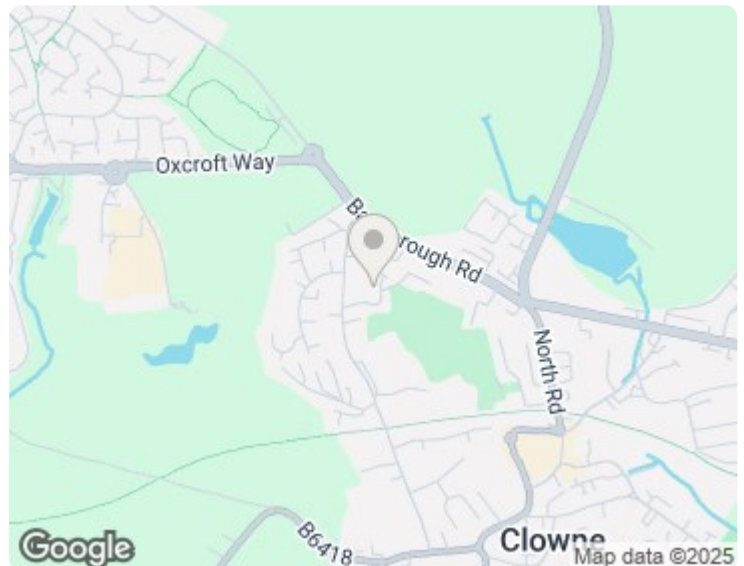
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Important Notice:** Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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