



## 36 Bramlyn Close, Clowne

£180,000 Freehold

No chain. Three bed semi in Bramlyn Close, Clowne. Open plan lounge/diner, modern kitchen, log burner, loft access, open field views. Near schools, M1 J30. Book a viewing today.

Council Tax band: B

Tenure: Freehold

Offered with no upward chain, welcome to this charming semi-detached house located in the picturesque Bramlyn Close, Clowne, Chesterfield. This property boasts a spacious open plan Lounge/Diner, perfect for entertaining guests or relaxing with your family. The modern fitted kitchen is ideal for whipping up delicious meals, and the added bonus of a multi fuel log burner creates a cosy atmosphere during the colder months.

With one bathroom and three inviting bedrooms, there is ample space for the whole family to enjoy. The property also features a loft ladder access, providing additional storage space or the potential for conversion.

One of the highlights of this lovely home is the open views of the playing fields, offering a sense of tranquillity and a connection to nature right from your doorstep. The property also benefits from being close to local schools and provides easy access to the M1 at J30.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and envision yourself living in this delightful property in Bramlyn Close.





### Entrance Porch

Having a composite front door, ornate coving and a ceiling rose, a central heating radiator, a welcome mat and fitted carpet to the stairs.

### Lounge / Diner

A through lounge diner with ornate coving, dual aspect with a large uPVC window to the front aspect and double doors leading to the rear garden. The lounge features a multifuel burner and central heating radiators finished with a fitted carpet.

### Kitchen

A spacious 'U' shaped kitchen finished with a flat white high gloss door and drawer fronts, with integrated fridge freezer, five ring gas hob with extractor, a fan assisted electric oven, roll edge worktop with integrated dishwasher and space under the counter for a washing machine, a stainless steel sink and drainer, uPVC window and laminate flooring.

### Bedroom One

To the front aspect with uPVC window, central heating radiator, fitted wardrobes and fitted carpet.

### Bedroom Two

With a rear facing uPVC window, fitted wardrobes, central heating radiator and fitted carpet.

### Bedroom Three

A single bedroom with a uPVC window to the front aspect, central heating radiator and fitted carpet.





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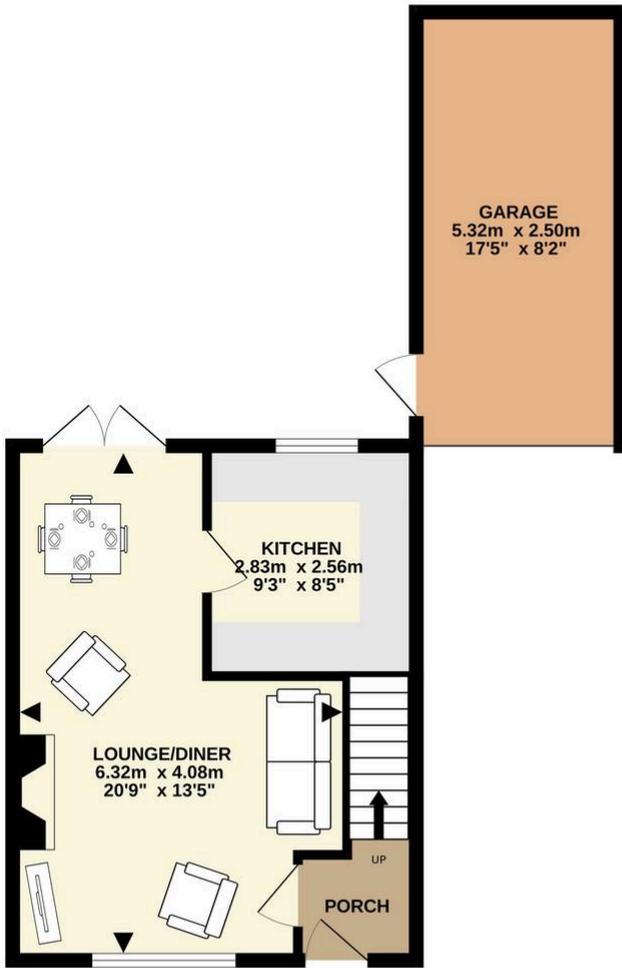
#### Bedroom Three

A single bedroom with a uPVC window to the front aspect, central heating radiator and fitted carpet.

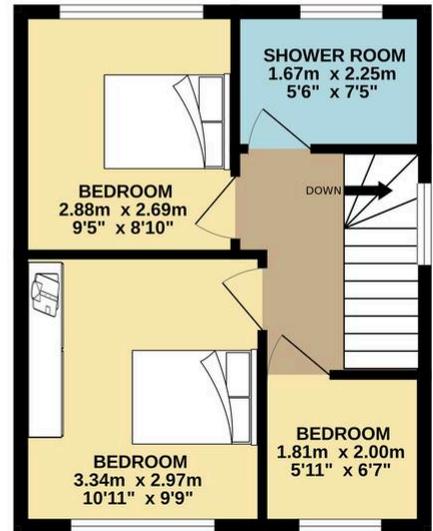




GROUND FLOOR  
43.9 sq.m. (472 sq.ft.) approx.



1ST FLOOR  
31.2 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

