



Silverdale Brook Lane, Clowne Chesterfield S43 4RR



welcome to

Silverdale Brook Lane, Clowne Chesterfield

A bright and well-balanced bungalow offering flexible living, with spacious ground-floor rooms, two further first-floor bedrooms and easy-care gardens front and rear. A practical layout, generous natural light and low-maintenance outdoor space make it ideal for a wide range of buyers.

Driveway And Front Yard

The property is introduced by a smart, well-kept front garden that frames the home beautifully from the roadside. A neat stretch of lawn softens the approach, bordered by established planting that adds colour and texture through the seasons. The driveway provides a clean, practical sweep up to the house, offering ample parking while still allowing the greenery to take centre stage. Together, the lawn, planting, and tidy boundaries create an inviting first impression—one that feels both cared-for and instantly welcoming.

Hall

The central hall links the ground floor seamlessly, offering a sense of flow and clarity to the layout. It provides access to the main living areas and leads naturally to the staircase rising to the first floor.

Living Room

A welcoming front living room that immediately sets the tone for the home. Its generous footprint allows for a full suite of seating, while the broad window draws in natural light throughout the day. It's the kind of space that feels instantly comfortable—ideal for relaxed evenings or hosting friends.

Kitchen

Compact yet efficient, the kitchen is arranged to maximise workspace and storage. With room for modern cabinetry and appliances, it's a practical hub that keeps everything within easy reach. A bright, workable space that suits both everyday cooking and weekend baking sessions.

Dining Room

Flowing naturally from the living room, the dining room offers a well-balanced space for family meals or more formal entertaining. Its proportions make it

easy to zone for dining while still feeling connected to the rest of the home, creating a sociable heart to the layout.

Bedroom 1

A spacious ground-floor principal bedroom offering a peaceful retreat away from the main living areas. Its generous size accommodates a king-size bed, wardrobes, and additional furnishings with ease, creating a calm, restful atmosphere.

En-Suite

Serving Bedroom 1, the en-suite provides added privacy and convenience. Its layout supports a modern shower suite, with space for storage and contemporary finishes to create a fresh, hotel-style feel.

Bedroom 4

A versatile fourth bedroom on the ground floor, ideal as a guest room, home office, hobby space, or even a snug. Its proportions make it easy to adapt to changing needs while still feeling comfortable and inviting.

Stairway/Landing

The staircase rises neatly from the hallway, leading to a bright landing that connects the first-floor rooms. It offers a natural pause point between levels and adds to the home's sense of flow.

Bedroom 2

A well-sized double bedroom with a balanced layout that makes furnishing simple. It's perfect for guests, older children, or as a generous workspace, offering both comfort and flexibility.

Bedroom 3

Another generously sized bedroom that would work



beautifully as a guest room, nursery, study, or creative space. Its neat proportions make it easy to personalise while still feeling open and welcoming.



Bathroom

A thoughtfully arranged family bathroom serving the first floor. With space for a full suite, it offers practicality and comfort, with room for modern finishes and storage solutions.

Rear Garden

A rear garden like this really benefits from a description that captures its clean, low-maintenance layout and the sense of privacy created by the fencing and boundaries. This version gives you a polished, brochure-ready narrative that aligns with the photos you're reviewing.



view this property online williamhbrown.co.uk/Property/CSF105132



welcome to

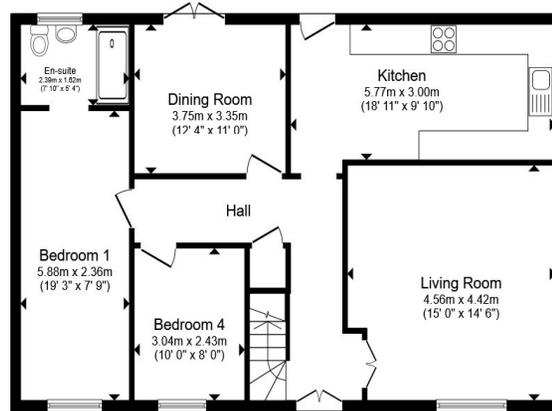
Silverdale Brook Lane, Clowne Chesterfield

- Council Tax Band - C
- Accommodation Over Two Floors
- En-Suite to Main Bedroom
- Well Proportioned Room Sizes
- Generous Plot

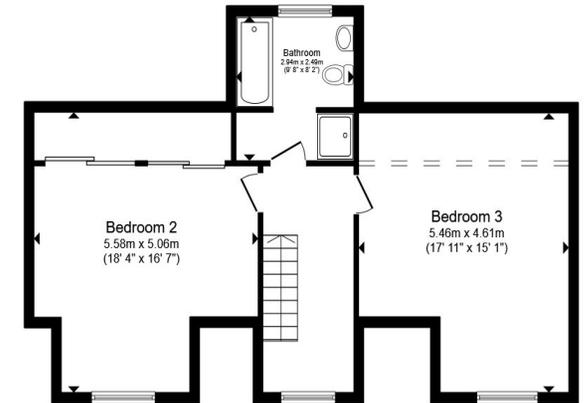
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£335,000



Ground Floor



First Floor

Total floor area 152.7 m² (1,644 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). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/CSF105132



Property Ref:

CSF105132 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk