



£225,000 Freehold

38 LEABROOKS ROAD | SOMERCOTES | ALFRETON | DE55 4HB

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ESTATE AGENTS

PERFECT FAMILY LIVING!.. Situated in the ever-popular village of Somercotes, this spacious semi-detached home offers fantastic accommodation for growing families. Ideally positioned close to well-regarded schools, parks, local amenities and excellent transport links, this property combines convenience with comfortable living.

Step inside and you are welcomed by a bright and airy living room, beautifully enhanced by a bay window to the front elevation that fills the space with natural light. There is ample room for furnishings, creating the perfect setting to relax and unwind. The separate dining room flows seamlessly into the kitchen, which is fitted with modern cabinetry and generous worktop space—ideal for preparing family meals and entertaining guests. Completing the ground floor is a practical utility room and a convenient shower room.

Upstairs, the property offers three well-proportioned bedrooms, providing versatile space for family life, guests or a home office. The family bathroom is fitted with a three-piece suite.

Externally, the home continues to impress. A gravelled driveway provides off-street parking to the front, while the enclosed rear garden features a dedicated patio seating area and a well-maintained lawn—perfect for outdoor dining and enjoying the warmer months.

This is a wonderful opportunity to secure a spacious home in a sought-after location. Early viewing is highly recommended.





#### Hall

Housing stairs to first floor accommodation and giving access to;

#### Living Room 14'7" x 12'2"

Complete with carpet flooring, bay window to front elevation, central heating radiator and benefits from a built in storage cupboards.

#### Dining Room 14'7" x 11'11"

Having laminate flooring, window to side elevation, patio door leads outside, central heating radiator and under stairs storage cupboard.

#### Kitchen 8'11" x 10'9"

Complete with a range of matching wall and base units with complimentary work surface over, inset sink with drainer and

mixer tap, tiled splash back, an integrated oven with hob above and extractor hood over. The room benefits from having a window to side elevation, tiled flooring and access through to the utility room.

#### Utility Room

With work surface, cabinetry, inset sink and drainer. There is space and plumbing for essential appliances, central heating radiator, window to side elevation and a door leading outside.

#### Shower Room 8'11" x 8'7"

Complete with a shower cubicle, low flush wc and heated towel rail.

#### First Floor Landing

Giving access too;



#### Bedroom One 15'2" x 12'2"

Complete with carpet flooring, central heating radiator, window to front elevation and a feature fireplace.

#### Bedroom Two 11'1" x 11'11"

Complete with carpet flooring, window to rear elevation, central heating radiator and feature fireplace.

#### Bedroom Three 8'8" x 7'8"

Complete with carpet flooring, central heating radiator and window to rear elevation.

#### Bathroom

Complete with a three piece suite comprising of a panelled bath, hand wash basin and low flush WC. The room features half tiled walls and laminate flooring,

window to side elevation and central heating radiator.

#### Outside

To the front of the property there is a gravelled drive way providing off street parking. To the rear there is a good sized garden which is mostly laid to lawn with patio area to enjoy in the warmer months.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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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		79
(81-81) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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