



**17 Mason Way, Leabrooks, Alfretton,
Derbyshire, DE55 1NB**

£375,000

An immaculately maintained, CHAIN-FREE executive detached home situated in a quiet cul-de-sac benefiting from off-street parking, an integral garage and a fully enclosed rear garden.



In brief, the ground floor comprises a welcoming entrance hallway with guest WC and access to the integral garage, a spacious bay-fronted living room, and a stunning open-plan living/dining kitchen ideal for modern family life, complemented by a separate utility room.

To the first floor are five generous bedrooms, including a master bedroom with en-suite shower room, along with a stylish family bathroom featuring a separate walk-in shower.

Externally, the property offers ample off-street parking for two vehicles side by side. The garage has been upgraded with an insulated electric door, plumbed radiator and carpeted floor, making it suitable for a variety of uses. Gated side access leads to the enclosed rear garden, which is mainly laid to lawn and enhanced by two separate decked seating areas and a paved patio, perfect for entertaining and family enjoyment.

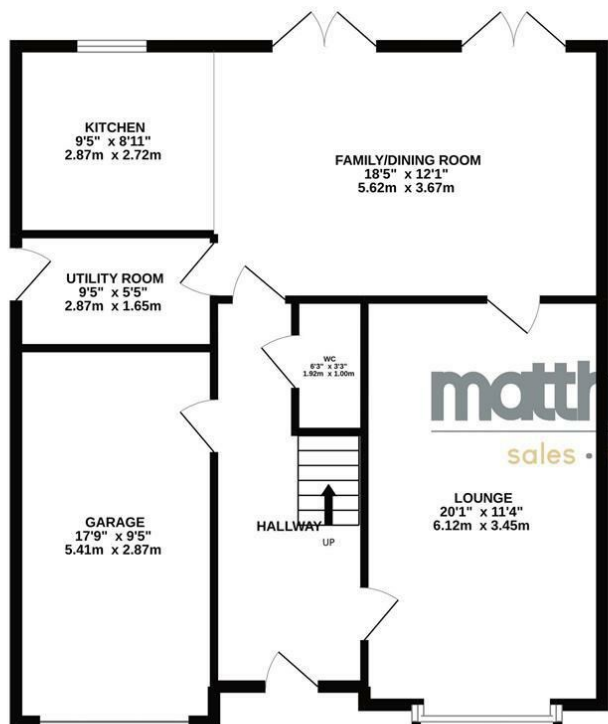




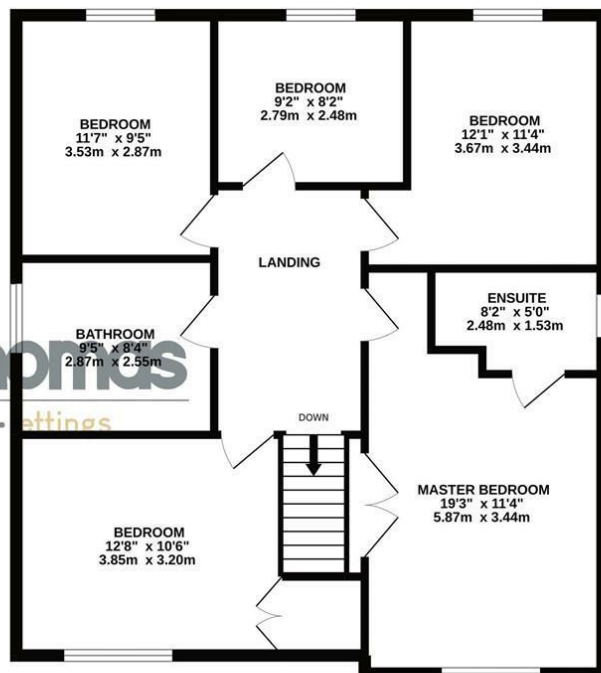
- Being sold chin free
- En suite to Master
- Driveway & garage

- Five bedrooms
- Open plan living
 - Enclosed

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.4 sq.m.) 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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