

# Repton Road

Hartshorne, Derbyshire, DE11 7AF

John   
German





# Repton Road

Hartshorne, Derbyshire, DE11 7AF

£500,000

A largely extended detached family home offered to the market with no upward chain in the desirable village of Hartshorne.



John German are delighted to offer to the market with no upward chain this superb five bedroom detached family home situated on a generously sized corner plot located within the picturesque village of Hartshorne. This impressive detached house boasts ample and versatile space over two floors ideal for modern family living. Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The highly sought after village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

As you enter through the uPVC double glazed front door into the porch, double doors then open into the welcoming hallway with carpeted stairs rising to the first floor landing and the spacious ground floor accommodation. There is a beautiful large living room with a separate dining room, both are large reception rooms interlinked via beautiful arched doors providing a great space for entertaining. From the dining room there are sliding patio doors providing access to the delightful rear garden. The kitchen/diner fitted with a range of matching wall and base units with laminate work surfaces over, inset sink with drainer and a variety of fitted kitchen appliances. There is a generous sized laundry area and completing the ground floor accommodation is a guest WC.

To the first floor there are five separate bedrooms, four being generously sized double rooms and the fifth being a single which is currently being used as a home office. The spacious master bedroom further benefits from its own en-suite shower room modern en suite shower room. Completing the accommodation is the family bathroom comprising low level WC, wash hand basin, shower cubicle with mains shower, bidet, wash hand basin, chrome style heated towel rail and an obscured uPVC double glazed window to the rear aspect.

Outside the property sits proudly on a generously sized corner plot situated on the corner of Repton Road and the entrance to Pear Tree Close. To the front, the property is set well back from the road and enjoys a large driveway providing off-road parking for numerous vehicles with access into the integral double garage with up and over doors. To the rear of the property is an enclosed private garden with large patio seating area, lawned gardens and a variety of plants, trees and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

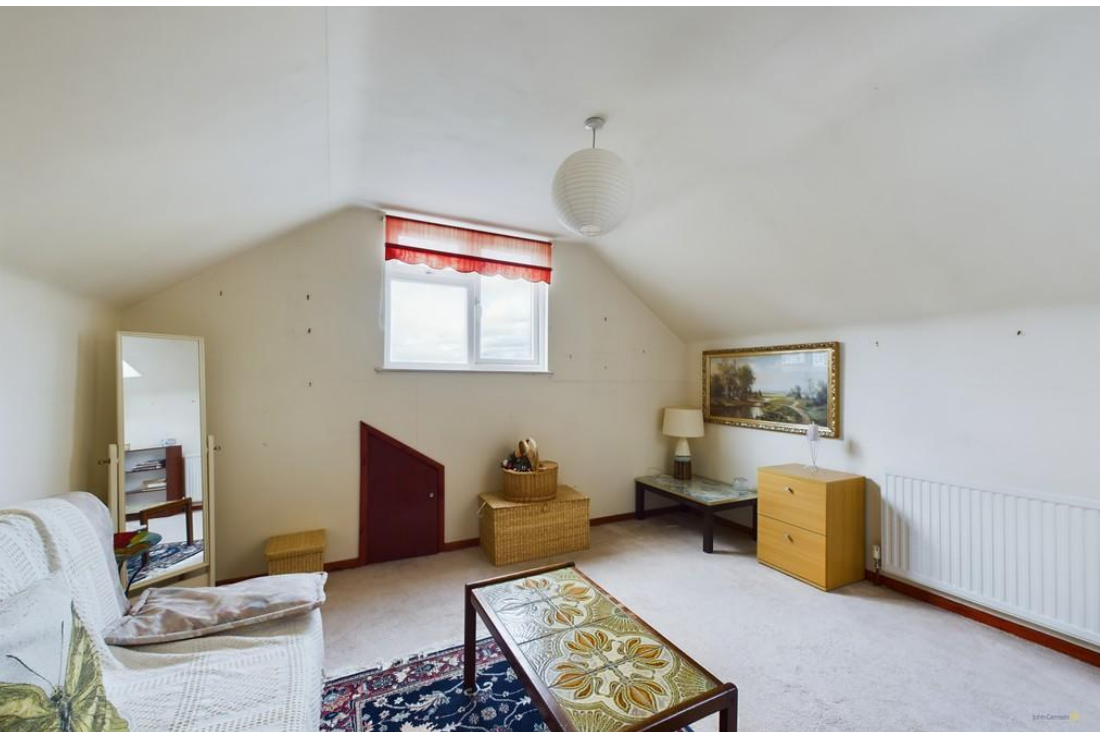
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/23052024

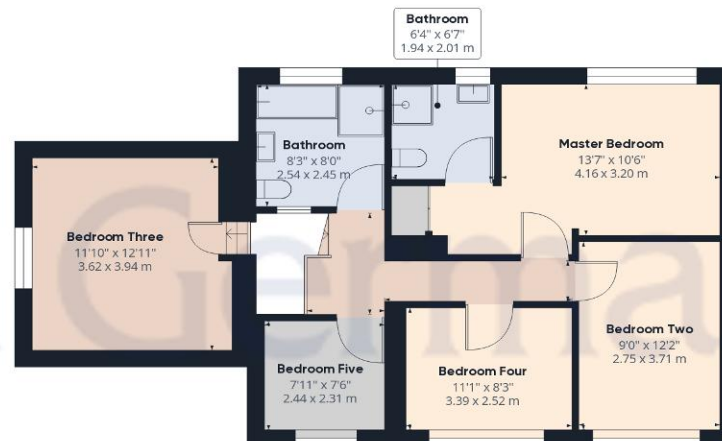






Ground Floor

Approximate total area<sup>(1)</sup>  
2025.11 ft<sup>2</sup>  
188.14 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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