

Broomhills Lane

Repton, Derby, DE65 6FS

John 
German






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£1,350,000

A wide gravel driveway leads from the foreground towards a modern, light-colored wooden garage with a gabled roof. A blue car is parked inside the garage. The driveway is flanked by well-maintained green lawns. To the left, there is a tall, dark grey wooden fence. To the right, there are large, lush green bushes and a large, mature tree. The sky is overcast with soft, grey clouds.

Introducing this stunning architect designed eco home standing on a secluded 0.44 acre plot featuring an exceptional interior combining light and an abundance of space in a contemporary style with spectacular bedrooms and amazing living space. The house offers a stunning blend of luxury living in a highly energy efficient village home.

- Exceptional contemporary eco home
- 3149 sq ft of light & spacious accommodation
- 449 Sq ft double detached garage
- Approximate 0.44 acres
- Ground source heat pump & underfloor heating
- Solar panels with battery storage
- Heat recovery & ventilation system
- Electric gated driveway
- What3words - ///orders.caked.rested

The exquisite home created to offer an amazing blend of contemporary living and energy efficiency standing on a secluded and substantial plot of approximately 0.44 acres in the highly regarded village of Repton, famous for its school together with village shop, popular pubs, countryside walks and excellent transport links given its central location.

Architect designed, this home showcases modern day character features with highlights including timber Poplar cladding which will silver over time, superb balcony with gardens views, stunning high ceilings on the first floor and an exceptional reception hall and galleried landing. Bifold doors bring the outside in this home perfect for a family or those searching for a home to entertain.

Set in a lovely location off the top of Broomhills Lane with a sweeping drive to electric gates opening into a large tarmac parking area with a large detached double garage perfect for car enthusiasts, together with a generously sized lawned front garden and path to the front door. Exterior lighting wraps around the house and garage, together with CCTV system.

The accommodation begins with an elegant and substantial reception hall with feature floating staircase with glass panelling and views up to a galleried landing pouring in natural light.

The kitchen offers that perfect space to entertain or for family to get together. Beautifully appointed with a range of quality appliances including four ovens including steam oven and microwave combi oven, induction hob, warming draw, Quooker tap, fridge, freezer and dishwasher. There is plenty of space to dine and space for a sofa with bifold doors opening out to the gardens.

Off the Kitchen is a large laundry room with door to side together with a utility room providing further appliance space. Off the utility is the boiler room with media cupboard.

Across the hall is a cosy lounge with modern gas fire and window framing garden views. There is a lovely and spacious home office with French doors to gardens, this could also be an ideal fifth bedroom or snug.

The fourth bedroom occupies a lovely position in the house with views over the rear garden together with a luxurious ensuite shower room.

The first floor is exceptional with three amazing bedrooms accessed of a stunning light filled landing with a contemporary feel throughout and a door opening out to a superb balcony with glass panelling and garden views.

The master suite is spectacular, enhanced by huge high ceilings, natural light, garden views and a well appointed dressing room leading through to a luxurious ensuite shower room.

Bedrooms two and three are equally impressive, bedroom two has walk in storage and a matching quality ensuite. There is a beautiful modern family bathroom featuring a Laufen suite, light mirror, bath, separate shower, towel radiator, tiled walls and floor. All bathrooms feature Laufen sanitaryware and digital showers.

The property is incredibly practical with plenty of storage throughout, additional lamp sockets operated by one main switch and digital controls for all showers.

The gardens are laid to lawn, plenty of outdoor space to enjoy at 0.44 acres on a secure plot with gated access to the driveway.

This energy efficient home achieved an exceptional 89 B grade for energy efficiency, future proofing the property with ground source heat pump, heat recovery and ventilation system together with solar panels with battery storage. A home with real green credentials.

Buyers should note one neighbouring property has a right of way across the top of the drive, this is not within the main plot and is outside the electric gates.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Ground source heat pump

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

Broadband type: TBC - 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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/10062024

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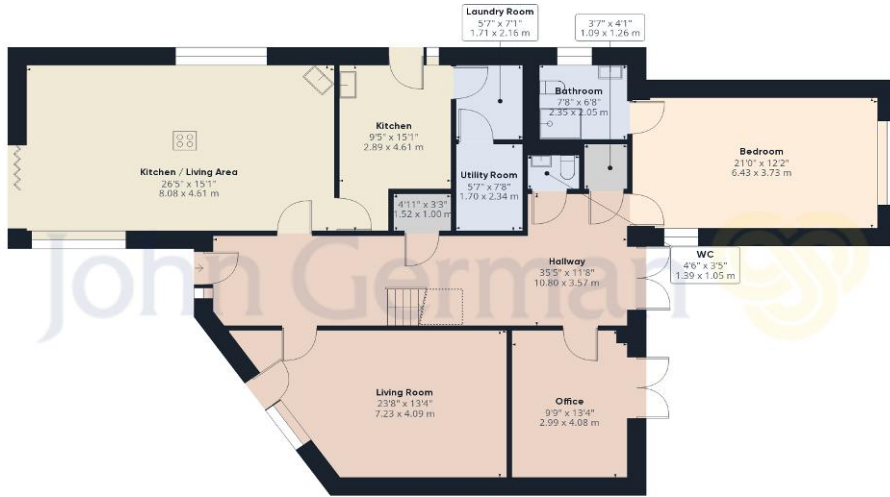




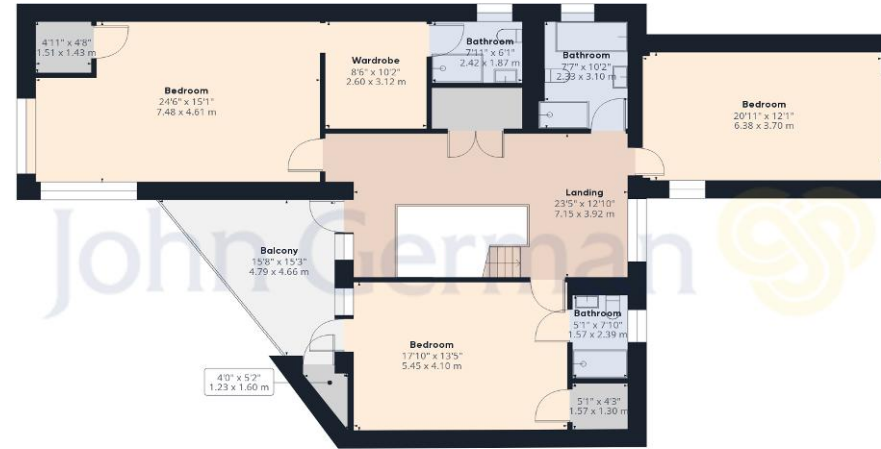








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3598.73 ft²
334.33 m²

Reduced headroom

20.8 ft²
1.93 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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