

# The Pastures

Repton, Derby, DE65 6GG

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£730,000

A wonderful home set in a lovely secluded position with electric gates to a large drive and garage offering spacious accommodation across two floors with highlights including two reception rooms, superb kitchen/diner, 4 bedrooms, en suite, bathroom and an additional shower room. Perfectly placed for the village centre.



Repton speaks for itself, the ancient capital of Mercia and home to the famous Public School alongside St Wystans Primary School and its period High Street. It hosts a range of individual village amenities including a post office, butchers, convenience store, beautiful church, active village hall, dentist popular public inns and eateries. It is well placed for the nearby A50 and A38 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

**Accommodation** - A decorative PVCu double glazed entrance door opens into the attractive reception hall with quality wood effect flooring that continues into the sitting room having a feature fireplace with multi fuel stove, windows either side and a feature bay window to front.

The fabulous living/dining kitchen is part glazed with a large conservatory style roof and provides a superb, light centre piece to the home and giving access to the garden. There are a range of base and wall units including an island with roll edge work surfaces, an inset stainless steel sink, halogen lighting, integrated dishwasher, fridge/freezer and fridge, worktop lighting, Tecnik stainless steel Range cooker with gas hobs, hotplate and double electric ovens, tiled splash backs and stainless steel extractor hood over.

A ground floor bedroom has a bay window to front, built-in wardrobes, cupboards and drawers. Adjacent to this lies the family bathroom refitted with white and chrome suite comprising roll top bath, mixer shower attachment and fitted vanity units with WC and an inset basin together with storage under, lighting and tiled floor.

A study overlooks the rear and has stairs off to first floor. A door leads to the large master bedroom with recently fitted wardrobes providing excellent storage, a window to front and its own spacious, luxury en-suite bathroom having a period style white and chrome suite comprising corner Jacuzzi bath, tiled quadrant shower with glazed enclosure, low level WC and twin wash hand basins set into a tiled vanity unit.

Also leading off the study is bedroom four, a good sized double room with built-in wardrobes and a window to rear.

On the first floor is a large guest bedroom or teenager's studio with three velux windows to the rear, eaves storage and an adjacent stylish contemporary en suite with wall hung wash basin, low level WC and tiled shower with glazed enclosure.

Outside, the property is set off a private drive in a most pleasant, secluded position, yet a short walk from the High Street. A wide block paved drive provides ample parking space and access to the garage (5.20m x 3.09m), which has a useful utility room (2.08m x 3.09m) at its rear with power, plumbing for an automatic washing machine, door to the rear and access to loft space.

The property enjoys most pleasant well screened gardens to the front, rear and side with lawns, recently landscaped pathways and ornamental borders. To the rear is an attractive paved patio with timber pergola over and further patio to the side with pergola and Wisteria being a great space to enjoy and entertain outdoors.

**Buyers note:** The property is situated in a conservation area and off a shared driveway.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive and garage (shared access)

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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 E

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

**Our Ref:** JGA/07032025

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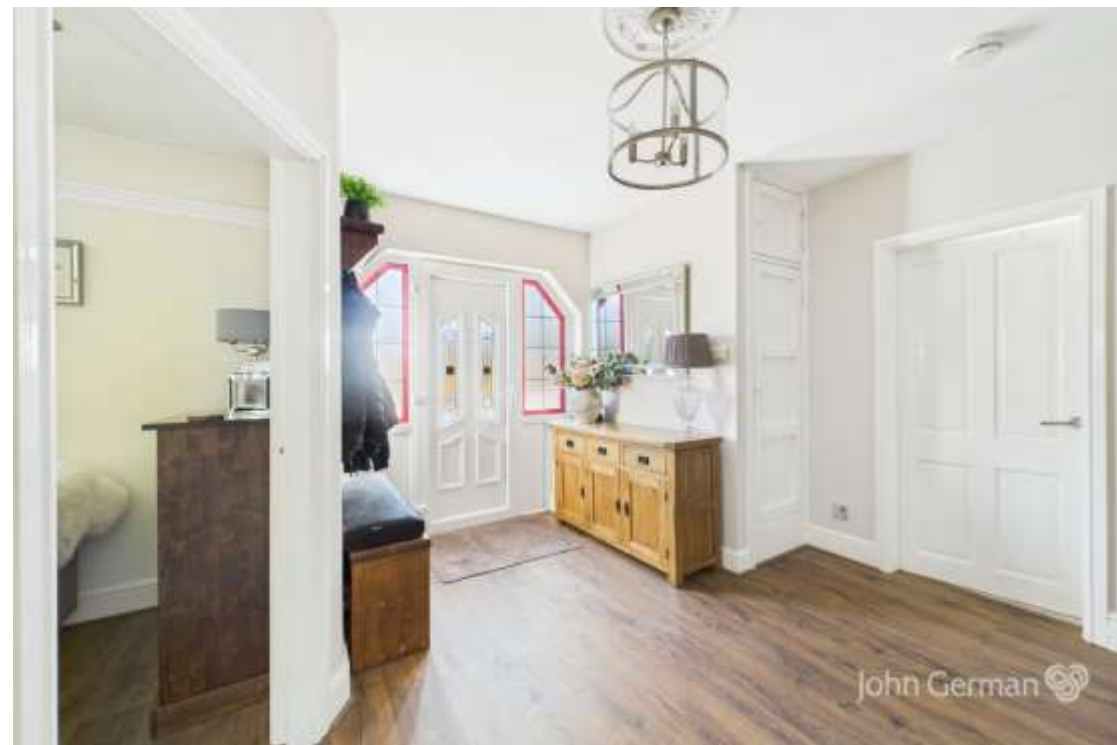






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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2101.12 ft<sup>2</sup>

195.2 m<sup>2</sup>

Reduced headroom

183.71 ft<sup>2</sup>

17.07 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



## John German

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