

High Street

Repton, Derby, DE65 6GF

John German





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£470,000

A period home featuring a stunning interior, offering a fantastic blend of character living with modern comforts. Stylishly presented throughout and ready to move into, in the heart of this desirable village. Highlights include light filled living and dining room, impressive extended breakfast kitchen, utility room, three good size bedrooms, family bathroom and gardens.

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Situated in the sought after village of Repton, famous for its school together with the convenience of a village store/shop and popular pubs all within easy walking distance. The village is also beautifully placed for countryside walks and has excellent transport links provided by the A38 and A50. The nearby centres of Derby, Nottingham, Burton-on-Trent, Lichfield and Birmingham are all within easy reach.

This home features a stunning interior, modernised and improved by the current owner, whilst being sympathetic to the period nature of the building. A lovely light filled home at the heart of this popular village.

Set behind a front garden, the front entrance door opens into a porch which in turn opens into a beautiful character reception hallway having a Minton tiled floor, high ceilings, staircase off to first floor and doors leading off.

The lounge is a wonderful room, filled with natural light from a large bay window, having high ceilings, wood flooring and a period style fire surround providing the focal point. An open archway provides an open plan feel to a lovely dining room, a perfect space to entertain with French doors opening out to the rear garden. The room also features wood flooring and contemporary white radiators.

Off the hallway, there is also a useful guest cloakroom with close coupled WC and wash hand basin, together with a separate storage cupboard.

At the heart of the house is a stylish, extended and refitted breakfast kitchen equipped with a range of base units in blue with work surfaces over, twin bowl ceramic sink, spotlights, practical flooring and two windows to the side. To one end of the kitchen is a seating area, making this a superb social space, with French doors opening out to a paved terrace, plus a contemporary radiator. This area could alternatively be utilised to put a breakfast or dining table.

Off the kitchen is a useful utility room with additional space.

To the first floor, the landing is a fantastic feature with light pouring in through a skylight, having a useful full height storage cupboard and doors leading off.

The master bedroom is a particularly spacious double with wood flooring and window framing views across the garden. Across the landing is a good size second bedroom with window to front. The third bedroom is also a generous double, with two windows to side and a feature vaulted ceiling.

The family bathroom is fitted with a modern white suite comprising separate shower cubicle, panelled bath, wash hand basin and WC, plus a mirrored bathroom cabinet, towel rail/radiator and window to front.

The rear garden offers an excellent outdoor space with a paved terrace and raised planting beds. Steps lead up to a further lawn and grass area ideal for children to play, plus a further gravelled area at the top of the garden perfect for a shed or additional storage. Side access to the rear garden is shared with a neighbouring property.

Agents note: The property is situated in a conservation area.

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: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband 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 D

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

Our Ref: JGA/21032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

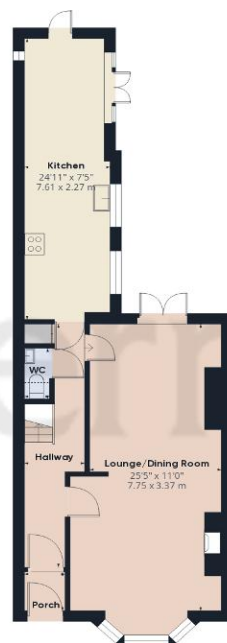












Ground Floor

Approximate total area⁽¹⁾

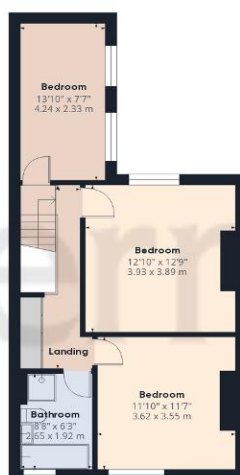
1110.4 ft²

103.16 m²

Reduced headroom

3.34 ft²

0.31 m²



Floor 1

(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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



