

# High Street

Repton, Derby, DE65 6GF

John German









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£635,000

Visit this stunning Edwardian Semi to see the beautifully secluded garden, this outstanding home blends period charm with contemporary living. Tastefully extended it offers an impressive and versatile interior that truly must be viewed to be fully appreciated. Highlights include a spacious lounge, spectacular open-plan kitchen/dining/living area, a study, generous bedrooms, ensuite, & a luxurious bathroom

John Gorman





This historic and picturesque village of Repton has always been popular, not least for its renowned public school. It is also home to popular pubs and a village store, with excellent access to countryside and fantastic transport links provided by the A38 and A50.

The property is set behind a pretty front garden with block paving and colourful planting beds. An open porch leads into a welcoming reception hallway with quarry tiled floor and staircase rising off to the first floor.

To the right is a lovely study/home office with a period style fireplace and window framing views across the front garden. A fantastic place to work from home.

Across the hallway is the main living room having attractive proportions and a deep inglenook fireplace, with wonderful high ceilings, underfloor heating, window framing views to front and French doors connecting through to the open plan kitchen/dining/living room.

The house has been imaginatively extended to the rear providing a superb open plan kitchen/dining/living space with Velux roof lights and picture windows overlooking the garden. The kitchen itself features ash units, an island and granite worktops, gas fired aga within the chimney recess, plus a stainless-steel Britannia range cooker. There is an integrated dishwasher and microwave. The stunning sitting area has a high vaulted ceiling, revealed timbers and French doors opening out to a paved terrace in the rear garden. This whole space has beautiful limestone flooring throughout with underfloor heating.

There is also a very well-appointed utility room with useful full height storage cupboards, further base units, inset ceramic sink, space for washing machine, gas central heating boiler and window to side. A door leads to the two-piece fitted guest WC, having a window to rear.

The feature landing benefits from a window on the stairwell pouring in natural light and has doors leading off to four spacious bedrooms and the family bathroom.

The master overlooks the rear garden, having built-in cupboards providing excellent storage, together with a fully tiled en suite shower room comprising shower cubicle, wash basin and WC.

The family bathroom has been refitted with a white and chrome contemporary suite comprising bath, fitted vanity units with wash basin and concealed cistern WC, illuminated mirror and window to rear.

The highlight of the property is an amazing rear garden offering wonderful, extensive outdoor space with shaped lawns, established borders and mature trees. The property reaches the brook at the bottom of the garden where there is also a summerhouse. Just off the sitting room is a paved terrace, ideal for outside dining and entertaining.

**Agents note:** The property is situated in Repton 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:** Ask the agent

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre - 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/02052025

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

1675 ft<sup>2</sup>

155.6 m<sup>2</sup>

**Balconies and terraces**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 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 are based on RICS IPMS 3C standard.

**GIRAFFE 360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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