



2 High Street, Repton, DE65 6GD

Set in the heart of Repton is this characterful semi detached home, benefitting from generous proportioned and immaculately presented living accommodation, three spacious double bedrooms and a charming walled courtyard garden. Having been refurbished to an excellent standard throughout, this individual town house showcases quality finishes to the kitchen and bathroom, oak flooring to much of the living space, traditionally styled triple glazed windows to the front aspect and a traditional stone fireplace with wood burning stove to the sitting room. The deceptively spacious interiors comprise briefly reception hall, two spacious reception rooms plus garden room, modern kitchen and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a modern family bathroom. Outside, a charming walled courtyard is accessed from bifold doors in the sitting room and from the main hallway, and there is ample on road parking available just steps from the property's front door. This individual period home offers an ideal base in this desirable village ideal for those looking for independent schooling, as well as having swift access to nearby commuter routes, rail travel and the idyllic Peak District.

The cottage lies in the heart of Repton, a handsome Derbyshire village famed for its independent school of the same name. This desirable village is home to an excellent range of amenities including a post office, convenience store, a butchers, several pubs and a village hall, nestled within streets lined with stunning character townhouses and historic buildings. The stunning St Wystans Church lies prominently in the centre of the village and is believed to be one of the oldest places of worship in England, and the village is well known for its excellent schooling having both Sy Wystans Preparatory and Repton within a few steps of the property. Conveniently placed for travel along local commuter routes, the A38 is just three miles distance, the M42 is eight miles away and the M1 is fifteen miles away. There are excellent public transport links via both a regular bus service and from Willington Train Station (just over a mile away) having reliable links to various city centres including Birmingham and Derby. The village is an ideal base to enjoy surrounding leisure pursuits, with the Peak District National park being within an easy 30 minute drive.

- Individual Semi Detached Cottage
- Generously Proportioned & Beautifully Presented
- Desirable Central Village Location
- Three Reception Rooms
- Modern Kitchen
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Modern Family Bathroom
- Walled Courtyard Garden
- Well Placed for Commuter Routes & Rail Travel
- Ideal for St Wystans & Repton School

Reception Hall

The front door opens into the entryway where stone steps rise to the hall, having a full height glazed door with views into the courtyard garden, oak flooring and a door to a useful under stairs storage cupboard. further doors open into:

Kitchen 3.15 x 2.95m (approx. 10'4 x 9'8)

Fitted with a comprehensive range of gloss wall and base units with granite worksurfaces over, housing a stainless steel sink and integrated appliances including dishwasher, fridge freezer, twin Siemens electric ovens, five ring gas hob with shaped extractor above. The kitchen has tiled flooring and a window to the side aspect

Sitting Room 4.72 x 3.73m (15'6 x 12'3)

A beautifully presented and spacious reception room having a window to the side, a wood burning stove set to traditional fireplace and solid wood flooring. Bifold doors open out to the courtyard gardens

Garden Room 3.6 x 2.26m (approx. 11'9 x 7'5)

The central heating system extends into this versatile reception room allowing for year-round use, having marble finish tiled flooring





Dining Room 4.1 x 2.62m (approx. 13'5 x 8'7)
Another spacious reception room having wooden flooring and a window to the front aspect

Cloakroom
Fitted with wash basin set to vanity unit and WC

Stairs rise to the **First Floor Landing**, having access to the left, a window to the side. Doors open into:

Master Bedroom 4.34 x 3.02m (approx. 14'3 x 9'11)
A spacious principal bedroom having wooden flooring, a window to the front and double doors opening out to a glazed Juliette balcony enjoying pleasant views over the rear patio

Bedroom Two 3.76 x 3.71m (approx. 12'4 x 12'2)
Another double room having a window to the side aspect



Bedroom Three 4.09 x 2.82m (approx. 13'5 x 9'3) – max
A third double bedroom having window to the front

Modern Family Bathroom 2.6 x 1.98m (approx. 8'6 x 6'6)
Comprising pedestal wash basin, WC, bathtub and separate shower with glazed screen, having tiled walls, an obscured window and a heated towel rail

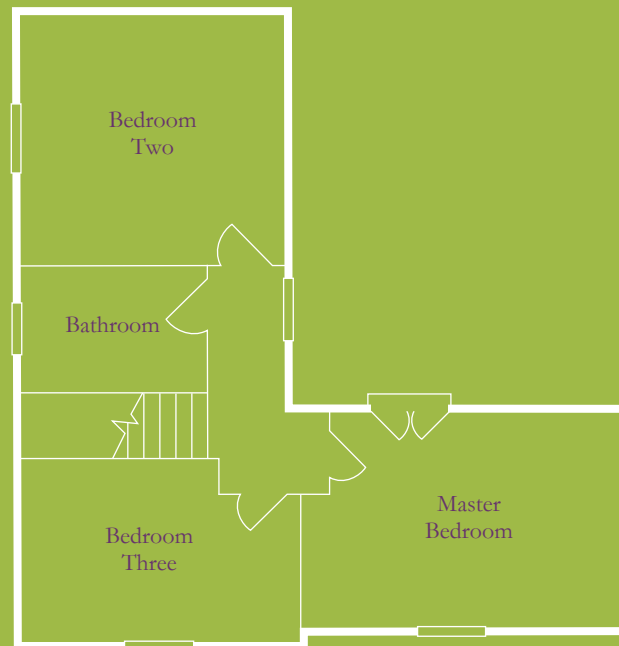
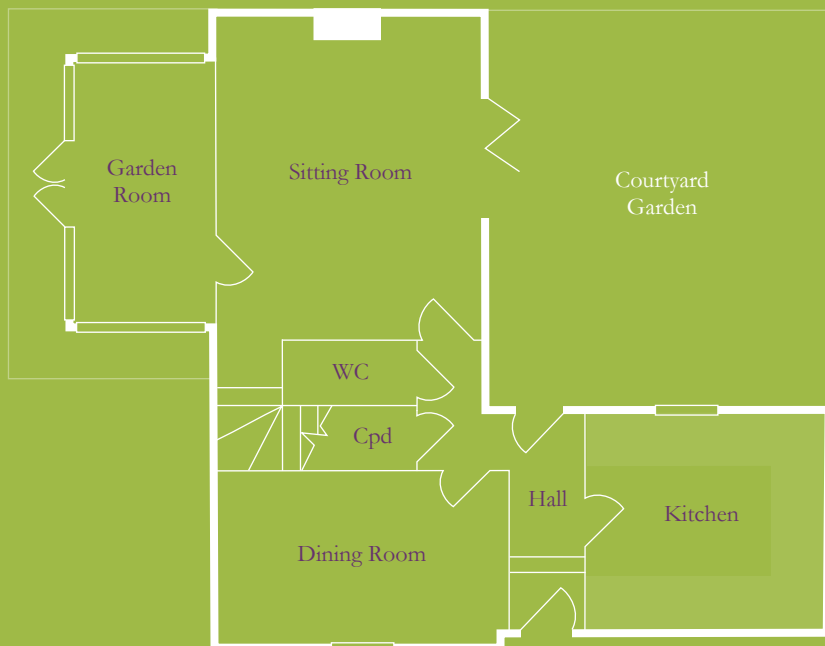
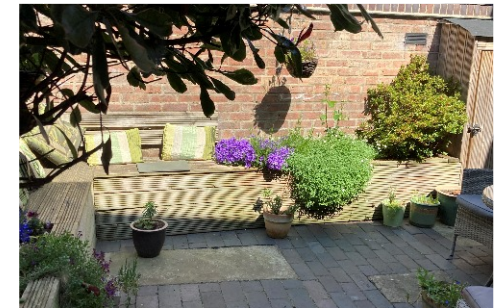
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Outside & Gardens

To the rear, the property benefits from a charming walled terrace ideal for outdoor entertaining, having raised planting and enjoying a good degree of privacy. Whilst the property has no allocated parking, there is ample free parking very close by at St Wystans Church, Boot Hill or the public car park on Burton Road



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.