



Main Street  
Repton

Price OIEO £440,000



# Main Street Repton

WITH ITS CONVENIENT LOCATION IN THE SOUGHT AFTER VILLAGE OF REPTON, THIS 3 BEDROOMED PROPERTY BENEFITS FROM BEING WITHIN WALKING DISTANCE FROM COUNTRYSIDE WALKS, HAS OPEN LIVING SPACES, MASSES OF STORAGE AND PARKING FOR MULTIPLE VEHICLES.

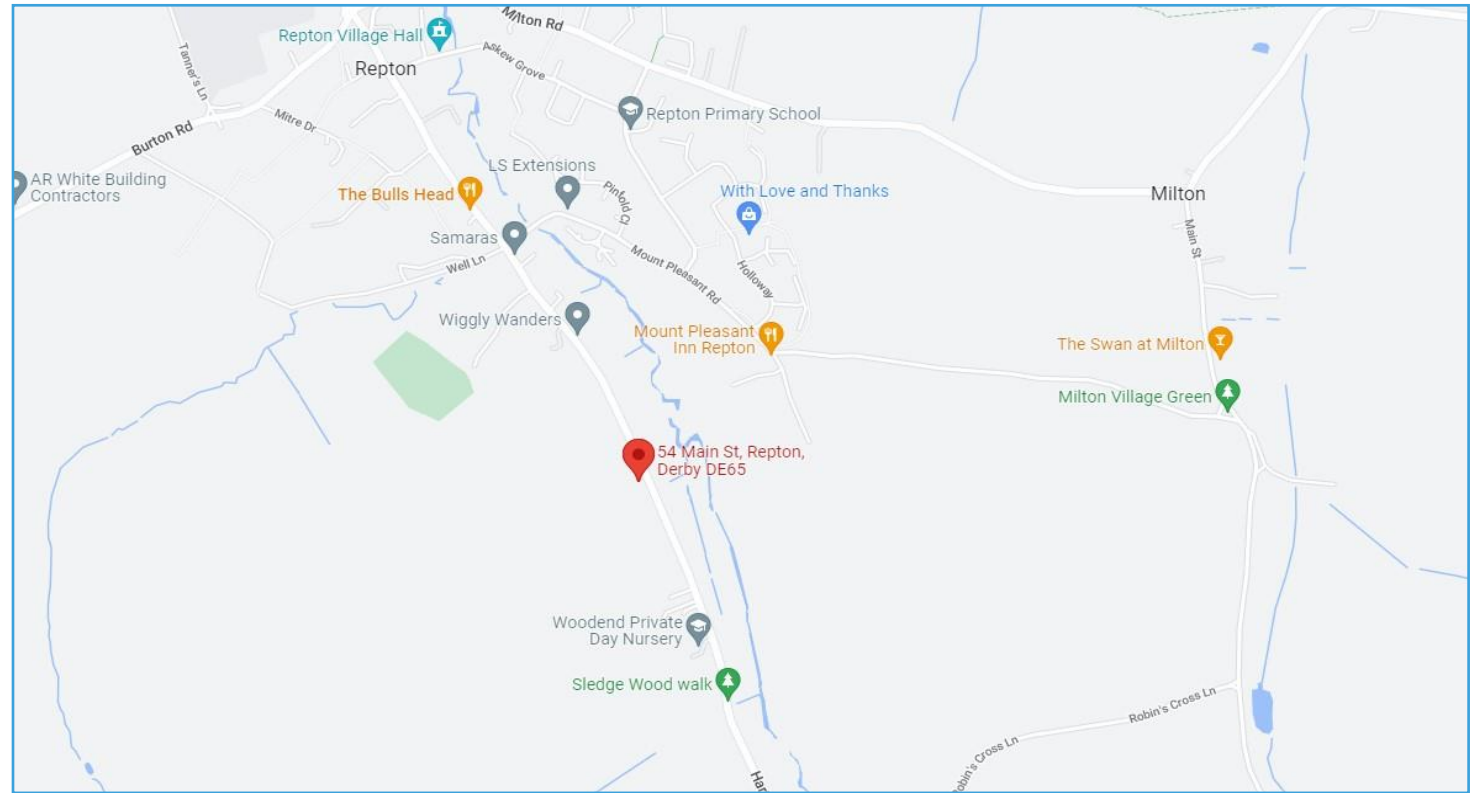
The lower level of this property comprises of a large garage and utility space. Upon entering the property via the front door, there is a staircase leading up to the living area. The lounge/diner is a large, light and inviting space with ample room for a 3 piece suite and a family dining table and has double doors out to the garden. Bedroom 1 sits to the front of the property and is a great sized room with ample space for wardrobes and other furniture. Leading out from the lounge diner is a hallway giving access to the further rooms in the property. The kitchen has plenty of cupboard space and boasts an integrated dishwasher, double oven, gas hob and space for a stand alone fridge freezer.

There is also room for a breakfast table if desired. Bedroom 2 and 3 sit to the rear of the property. Bedroom 2 is a great sized double room benefitting from fitted wardrobes and an ensuite. Bedroom 3 is also a generously sized double room. The family bathroom comprises of a bath, WC and washbasin and has dual aspect windows for plenty of natural light. Outside to the rear of the property there is a beautiful tiered garden laid with lawn, a patio area for outside dining and mature boarders. To the front of the property there is a large driveway with parking for multiple vehicles and lawned garden space with bushes.



# Main Street Repton

The beautiful and traditional village of Repton is great for the whole family. There is a primary school, which feeds through to John Port Academy in neighbouring Etwall, as well as Repton Private School. Within Repton, there are plenty amenities with a Post Office and several newsagents, a doctor's surgery, the popular Bulls Head and The Boot restaurants and pubs, as well as other restaurants around the village and in the neighbouring village of Willington. Surrounded by fields, it is a short drive to Foremark Reservoir and Willington Marina which is great for walkers and dog owners alike! For travel, the bus runs through the village and goes to both Derby City Centre and Burton Town Centre and it is a short drive to the A38 and A50.



## EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

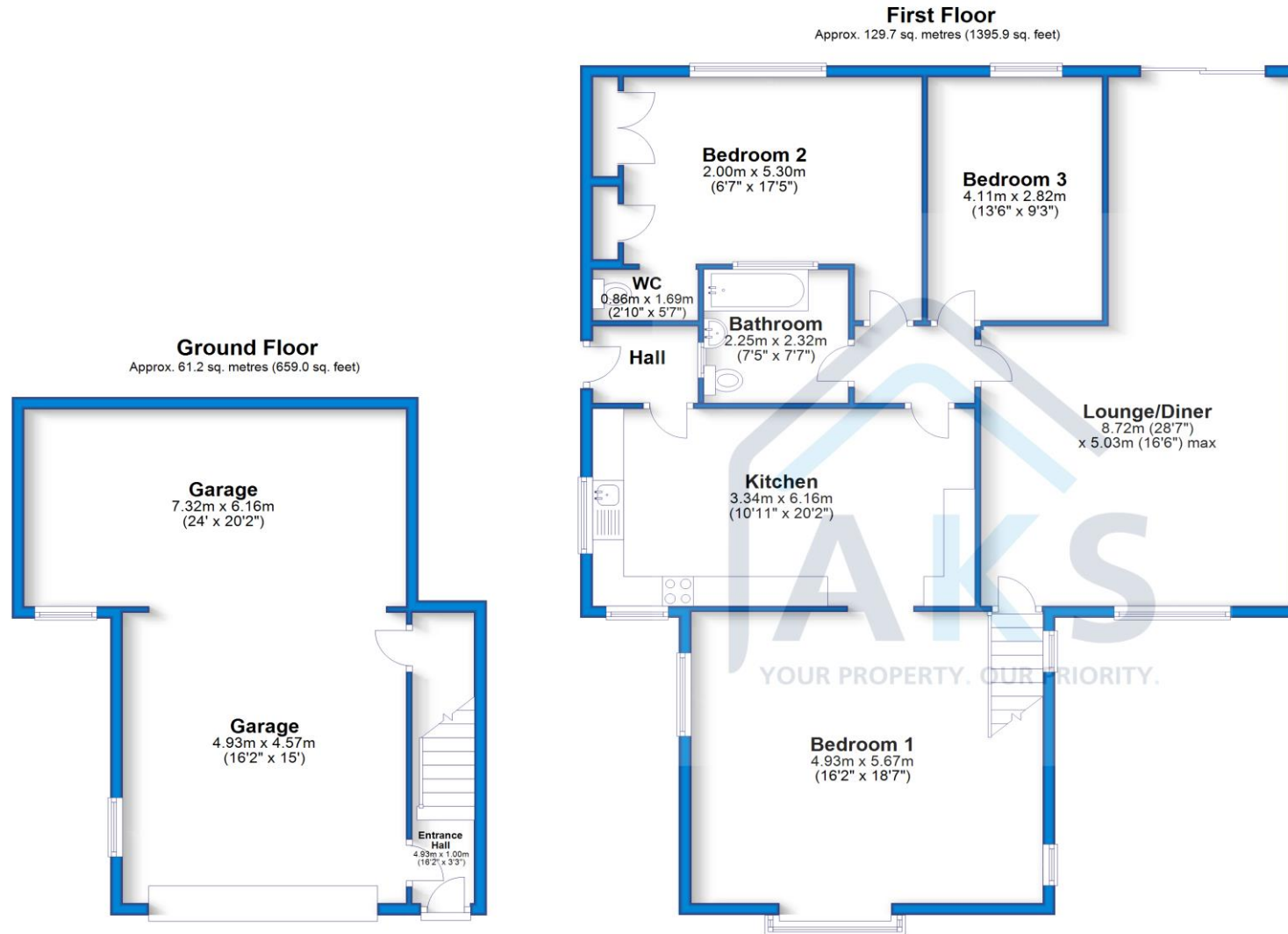


### Help for sellers

If you're thinking of selling, we'd love to help you.



# The Floor Plan



Total area: approx. 190.9 sq. metres (2054.9 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

t: 01332 303030 e: [hello@aksresidential.com](mailto:hello@aksresidential.com) w: [www.aksresidential.com](http://www.aksresidential.com)

  @aksresidential

 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.