

# The Pastures

Repton, Derby, DE65 6GG

John   
German









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Offers in region of £500,000

This spacious family home is tucked away in a hidden location right in the centre of the village on a lovely mature plot with a stunning frontage and private rear garden, offering excellent potential for anyone looking for a redevelopment project.





The Location - Repton has long been one of South Derbyshire's most popular villages, noted for its schooling, Repton Prep and charming architecture. The location also benefits from a reputable primary school and a selection of amenities within the village including shops, restaurants and noted public houses. The property is located close to neighbouring Willington which boasts a further range of amenities and a train station. Repton is highly convenient for commuting to both Derby and Burton-upon-Trent and excellent transport links include the A38 and A50.

The property has gas central heating and is double glazed. To describe in more detail we will start in the front entrance porch which doubles as a boot room with large double glazed windows and matching entrance doors to the front and into the hallway that has a tiled floor. Door leads to the living room, kitchen and guest's cloakroom with a low flush WC, wash basin and tiled splashback.

The main living room has a picture window overlooking the front garden, feature Adam style fireplace with gas fire and patio doors onto the rear garden. It leads round to an inner lobby where stairs rise to the first floor and a door gives access into the breakfast room which has triple aspect windows that flood the room with natural light. From here a doorway opens into the kitchen that is fitted with a range of base and eye level units, roll edge work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, eye level double oven, four ring gas hob with extractor hood over, space for fridge, tiled floor and a window to the side.

The utility room is a great size with overhead storage cabinets and shelving, room for a washing machine, tumble dryer and dishwasher plus a large full height storage cabinet with double doors. There is a tiled floor, window to rear and matching rear entrance door. A further door opens to the play room which is currently used as an occasional bedroom having a picture window to the front.

On the first floor a central landing has a second set of stairs to the second floor and doors off to the bedrooms and bathroom. The master bedroom runs from front to back with picture windows to the front and rear, a built in over stairs cupboard and its own en suite with a shower, WC and pedestal wash basin, extensive ceramic tiling and heated towel rail.

There are two further well proportioned bedrooms and a family bathroom comprising low flush WC, bidet, pedestal wash basin and a panelled bath with shower over, extensive tiling and window to the rear.

On the second floor landing doors lead to two further bedrooms.

Outside - Wrought iron gates open onto a long tarmaced driveway which leads past a large lawned front garden with hedging and herbaceous borders. The rear garden is also a lovely size being mainly laid to lawn again with herbaceous borders and a summerhouse at the end of the garden. Adjacent to the rear of the house is a raised paved patio area.

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

**Property construction:** Brick      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

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

**Broadband type:** ADSL copper wire

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 F

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

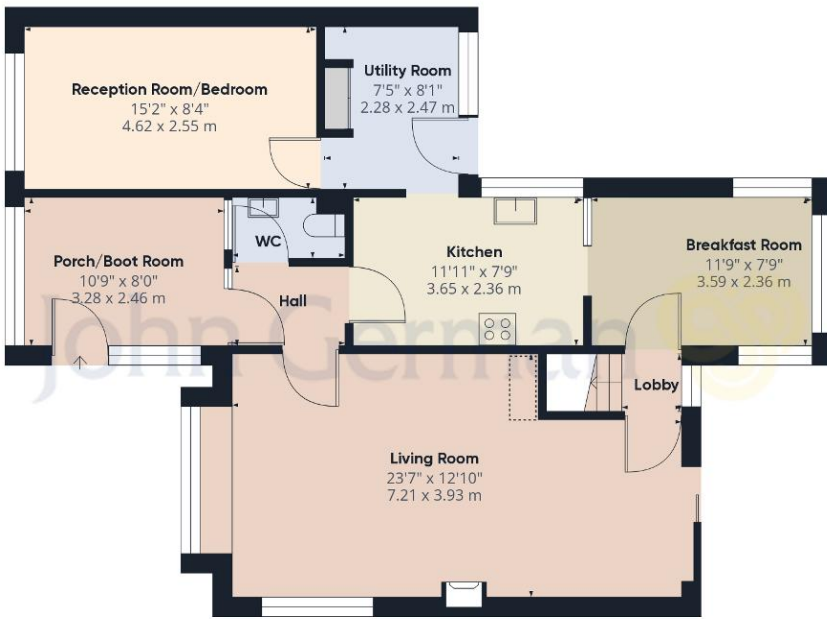
**Our Ref:** JGA/19062024

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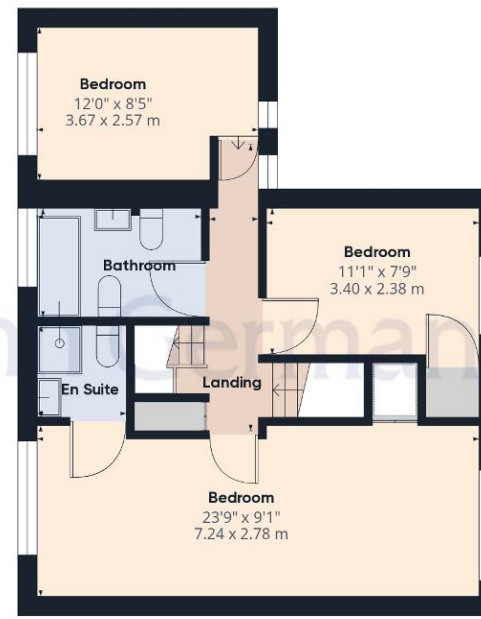




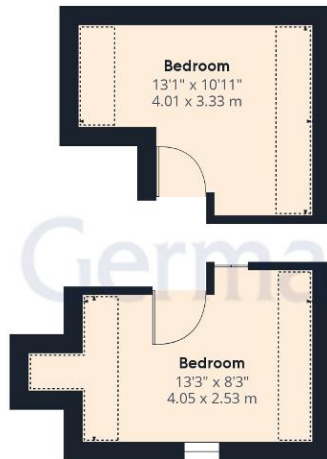




**Ground Floor**



**Floor 1**



**Floor 2**

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

1630.69 ft<sup>2</sup>  
151.5 m<sup>2</sup>

**Reduced headroom**

89.49 ft<sup>2</sup>  
8.31 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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