

Brook Side Close

Repton, Derby, DE65 6FG

John German



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£600,000

Located in a fabulous cul-de-sac location in the centre of the village the property has been thoughtfully extended to include generous reception rooms, perfect for a large family. There are five bedrooms in total, the master bedroom has a stunning vaulted ceiling and ensuite.

Entrance to the property is via the front entrance porch which leads into the first reception room which is currently used as a sitting room with stairs rising to the first floor, wood flooring and a window overlooking the front garden. Internal doors lead to the living room and into the inner lobby off which is a large understairs storage cupboard and a ground floor guest WC.

The main living room is an excellent size, perfect for hosting with an impressive inglenook fireplace, a lovely double aspect with views over the front and rear gardens and sliding patio doors lead directly out into the rear garden.

The kitchen sits to the rear of the house and is open plan to the generous dining room. It is fitted with a range of fitted base and eye level units with wooden worktops, inset one and a half bowl sink unit, additional freestanding kitchen units leaving space for a fridge freezer and range cooker. Large windows overlook the rear garden providing plenty of natural light.

There is a good sized utility room fitted with a range of base and eye level units with roll edge worksurfaces, inset sink unit and tiled splashbacks, leaving space for appliances. A rear entrance door opens to the garden and a courtesy door into the garage.

On the first floor stairs lead to a central landing with door leading off to the bedrooms and family bathroom that has been refitted with a modern suite comprising "P" shaped bath with shower over and glass screen, low flush WC and a vanity wash basin, a chrome heated towel rail and opaque double glazed window to the rear. The master bedroom is a fabulous size, light filled with a large window to the front and two large Velux skylights, vaulted ceiling, fitted wardrobes and an en-suite shower room with a low flush WC, wash basin and shower enclosure, window to the rear and chrome heated towel rail. There are four further really nicely proportioned bedrooms, three of which can fit a double bed.

Outside the property is set on a generous plot at the head of the cul-de-sac with a tarmaced driveway leading to the double garage plus a large lawned front garden which provides potential for additional parking. To the rear is a smaller but very pleasant fully enclosed garden again being mainly laid to lawn with mature shrubs and a paved patio.

Situated in an attractive cul-de-sac location within the historic village of Repton. This sought-after village offers an excellent range of amenities, shops, pubs and is home to one of Britain's oldest and finest public schools, Repton School, founded in 1557 by Sir John Port. In addition, other notable schools in the area include Repton Prep, Denstone College, Derby Grammar School and Derby High School. The area offers a wide range of sporting facilities including a gym, tennis and swimming clubs at Repton School. The property benefits from good access to public footpaths which run through the village and out into the adjoining countryside. Road access is also excellent with the A38 and the A50 being within easy reach which links the M6 with the M1. Rail links and East Midlands Airport are also within easy reach.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

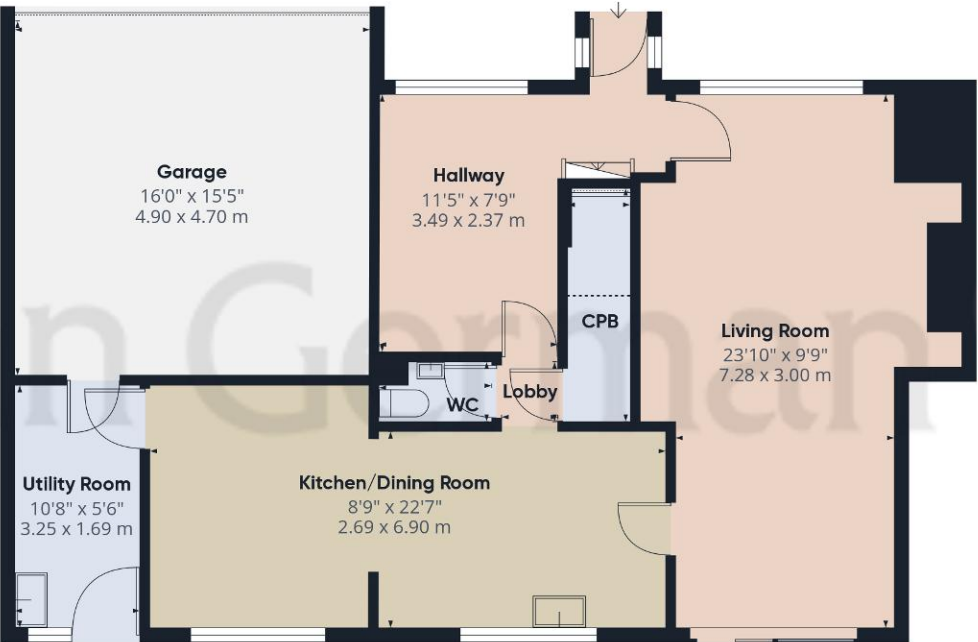
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

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

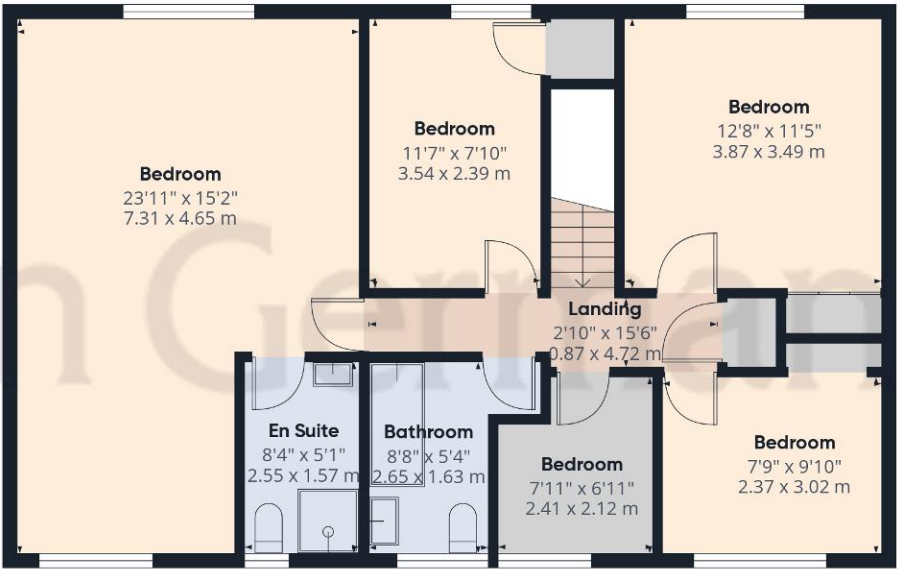
Our Ref: JGA/12062025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1833 ft²
170.1 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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