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35 Main Street  
Milton  
Derby  
DE65 6EF

Price Guide £729,950

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- Stunning views - Must be viewed
- Superbly situated within the Conservation Area
- Most impressive open plan living, dining kitchen
- Lounge
- Three double bedrooms
- Three bathroom/shower rooms
- Large garage and ample parking
- Extensive plot
- Underfloor heating throughout
- Solar Panels



## GENERAL INFORMATION

### THE PROPERTY

Having great kerb appeal is this impressive three-bedroom detached bungalow sitting in the heart of the village. This impeccably presented residence offers spacious accommodation, ideal for a downsizer or a family.





Having green heating options with solar panels and attractive underfloor heating throughout the property has late and airy accommodation with a lovely entrance area with wood effect flooring and windows to both front and side aspects; the area opens up into an impressive open plan living, dining kitchen area with the wood effect flooring continuing through. The kitchen area has an extensive range of base drawers and cupboards with oak worktops that incorporate a sink with an extendable hose tap. A contrasting large island has quartz worktops that extend to create a breakfast bar area, which is ideal for entertaining and inset with a Neff electric hob. There is a Neff single oven, Neff combination oven and Neff warming drawer, dishwasher, fridge and freezer. The kitchen area has large windows to the front and side aspects, offering lots of natural daylight to flood through. There is ample space for a sofa, table and chairs, and French doors with glazed side panels give access to the side terrace. Double doors from this area open into an ample cupboard space, currently fitted out as an office



area by the owners but could be used equally as a large boot room or children's toy cupboard. A further door leads off into the Lounge.

The Lounge again offers lovely light and airy accommodation with a front and rear aspect window and a long window to the side garden.

Back into the entrance hall area, an Indian-style slate floor leads to the bedroom wing with a door leading out to the rear patio garden. The first door opens into the guest cloakroom with a shower cubicle and another door from here into the guest bedroom with a window to the front.

The principal bedroom suite has stunning views over the garden and countryside beyond. The hallway gives access to an en suite shower room with a large walk-in shower and a range of vanity cupboards with fitted w.c. and granite tops over with a glass hand wash basin. The spacious bedroom has a cupboard housing the meters and a large window for enjoying the view. A further door opens into a walk-in wardrobe fitted with a range of hanging rails and shelving.



The third spacious bedroom also has views out to the rear over the garden and countryside from a full-length window and further window. The ensuite to this room is equipped with a shower bath, glazed screen waterfall taps, dual head shower, and a range of cupboards with granite tops and a marble-style hand wash basin.

Completing the accommodation is the Utility offering provision for a washing machine; the worktop is inset with a sink with a base cupboard below. Off the utility, a lobby leads down to the Double Garage, and another door leads into the guest bedroom.

#### LOCATION

Milton is a lovely rural hamlet with a thriving public inn and is close to Repton Preparatory School and Foremark Reservoir. The village of Repton is a short drive away and offers a post office and convenience store, a great village hall, butchers and popular public inns and eateries.

#### ACCOMMODATION





#### ENTRANCE HALL

3.16m x 3.10m (10'4" x 10'2" )

#### OPEN PLAN LIVING, DINING & KITCHEN

7.94m x 7.40m (26'0" x 24'3" )

#### LOUNGE

6.00m into the chimney 3.82m (19'8" into the chimney 12'6" )

#### PRINCIPAL BEDROOM

3.96m x 4.78m (12'11" x 15'8" )

#### ENSUITE SHOWER ROOM

2.09m x 2.90m (6'10" x 9'6" )

#### WALK IN WARDROBE

3.79m x 1.43m (12'5" x 4'8" )

#### GUEST BEDROOM

3.07m x 4.97m (10'0" x 16'3" )

#### ENSUITE SHOWER ROOM

1.55m x 3.41m (5'1" x 11'2" )

#### BEDROOM THREE

3.66m x 4.59m (12'0" x 15'0" )

#### EN SUITE BATHROOM

2.53m x 1.87m (8'3" x 6'1" )



#### UTILITY

2.15m x 1.53m (7'0" x 5'0" )

#### INNER LOBBY

0.97m x 3.40m (3'2" x 11'1" )

#### GARAGE

5.9m x 4.84m (19'4" x 15'10" )

With remote roll-up doors, power, light, and a personal access door out to the side. There is a loft storage area above.

#### OUTSIDE

The property sits back off Main Street, behind a stone wall with a block paved driveway with extensive parking and leads to a large garage. Adjacent to the drive is a good-sized frontage laid to lawn with a mature tree (PLEASE SEE AGENTS NOTES) and shrub borders. A gate and picket fence give access to the side and rear.

To the side of the property is a fabulous terrace great for entertaining, with a lawn beyond that leads down to the rear of the property.

The garden to the rear offers specular views over the countryside and a wonderful space to sit on



the patio and enjoy. An extensive lawn sweeps across the back of the property to the side, with access leading to the oil tank.

There is excellent travel via the A38 and A50 to Derby, Nottingham, Leicester, Uttoxeter, Stoke on Trent, Lichfield and Birmingham commercial centres.

East Midlands Airport is a short drive away, and there are train stations in Derby, Burton upon Trent, and Lichfield.

#### AGENTS NOTES

The tree to the front is subject to a preservation order. The property falls within the conservation area

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

South Derbyshire District Council - Band E

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



#### CURRENT UTILITY SUPPLIERS

Electric - Scottish Power

Oil

Water - Mains - Severn Trent

Sewage - Mains - S Trent

Broadband supplier - BT  
cable - sky

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

vendor advises 12 Mbps

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

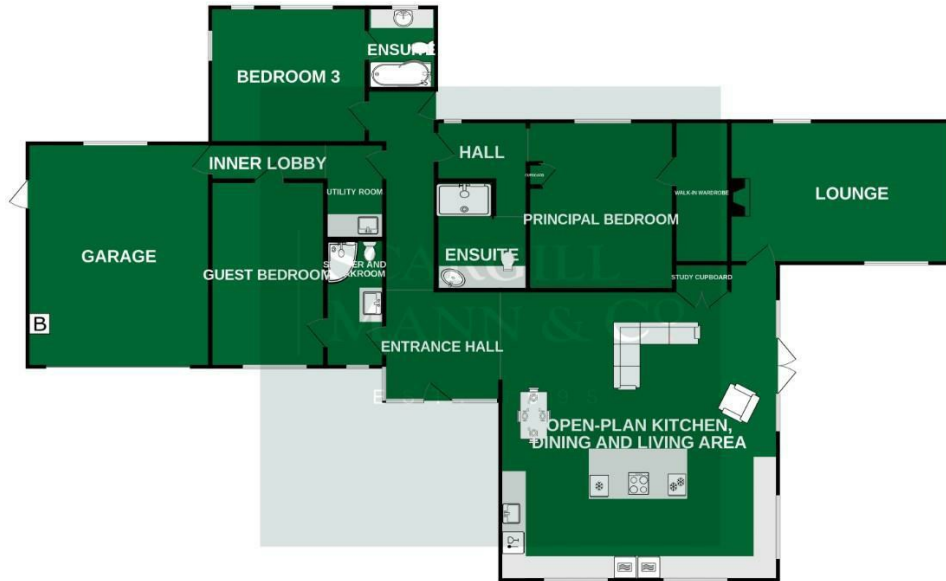
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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