



## 87 High Street, Repton, Derby, DE65 6GF

**£499,950**



An exquisitely presented character cottage with delightful gardens located in the heart of this beautiful South Derbyshire village.



# 87 High Street, Repton, Derby, DE65 6GF

£499,950



## DIRECTIONS

Approaching Repton from Willington, proceed into the village taking the second exit at the island, continue along High Street where the property will be found on the left just prior to the junction with Pinfold Lane.

This stunning home provides seamless style and convenience with old world charm and should be considered a turn-key property. The property features underfloor heating in part with traditional gas central heating, timber framed double glazed windows and beautiful exposed beams throughout. The impressive accommodation comprises, entrance hallway with cloaks cupboard, charming lounge and separate dining room with a central shared log burning stove, a beautifully appointed large kitchen with island, separate utility room and shower room. To the first floor an attractive landing area leads to three double bedrooms, two with walk in wardrobe and main spacious family bathroom.

Externally, the property is finished in white render offset with light-grey windows and doors and an attractive slate pitched roof with dormer windows. To the rear there is the most delightful large garden with patio, expanse of lawn which continues to the end of the garden meeting the Repton brook, there are established plants and trees, two brick built store sheds and gated front access. A beautiful garden for relaxing,

gardening and with plenty of room for children to play.

The south Derbyshire village of Repton is home to all typical local conveniences including a grocery store, church, café and popular public houses and restaurants. The village is also home to the reputable Repton private and boarding school of which the location is immensely proud of. The nearby town of Burton on Trent and city of Derby provide more comprehensive amenities and are within easy reach of the A38, A50 and M1 road networks.

A fantastic place to live, work and raise a family.

## ACCOMMODATION

### ENTRANCE HALLWAY

Entering the property through an attractive solid timber front door into a formal hallway area with large slate effect floor tiles with underfloor heating, side window, radiator and built in cloaks cupboard providing useful coat hanging and shoe storage, stairs lead to the first floor.

### SITTING ROOM

14'3" x 10'9" (4.34m x 3.28m)

A charming beamed reception room with wooden floors, feature log burning stove, shelving, two front facing windows, media connections, concealed electric point for a wall mounted TV and radiator.

## DINING ROOM

13'1" x 10'10" (3.99m x 3.30m)

Sharing the feature of the log burning stove, wooden floors, ample space for a dining table and chairs, also with a beamed ceiling and two front facing windows, radiator. Door into:

## KITCHEN

18'3" x 16'8" (5.56m x 5.08m)

A magnificent kitchen featuring a large island and breakfast bar with low profile granite work surfaces throughout and a range of fitted wall and base units with matching cupboard and drawer fronts, recessed composite sink, twin electric ovens, five burner gas hob with extractor fan over, integrated dishwasher and space for further appliances such as an American style fridge freezer, large slate tiled floor throughout with underfloor heating, inset ceiling spotlights, additional understairs pantry cupboard and cupboard housing a modern Worcester combination boiler, tall vertical radiator, windows overlooking the garden and side stable door.

## UTILITY ROOM

7'11" x 6'6" (2.41m x 1.98m)

With plumbing and space for a washing machine and tumble dryer, granite work surfaces, chrome towel radiator, slate floor with underfloor heating, side floor.

## SHOWER ROOM

5'10" x 4'6" (1.78m x 1.37m)

Doubling as a guest cloakroom having a low level WC, wash basin and corner shower cubicle with electric shower, slate floor with underfloor heating, extractor fan, inset ceiling spotlights, side window and vertical column radiator.

## FIRST FLOOR

### LANDING

Spilt level with a useful study/quiet reading area, feature beam to the ceiling.

### BEDROOM ONE

12'2" x 11'1" (3.71m x 3.38m)

A charming principle bedroom with a pitched open ceiling with beams, inset ceiling



spotlights, front and side windows, radiator and walk in wardrobe (6'2" x 4'6") with hanging and rails.

### **BEDROOM TWO**

12'11" x 11'1" (3.94m x 3.38m)

A further charming bedroom having a pitched beamed ceiling, inset ceiling spotlights, radiator and walk in wardrobe (10'5" x 3'9") with hanging and window.

### **BATHROOM**

11'8" x 6'6" (3.56m x 1.98m)

Beautifully appointed and spacious with a 'P' shaped bath having an enlarged showering area, matching screen and mains overhead shower complimented by a regular shower head, wash basin and WC, tiling to splash areas, wooden flooring, rear facing transparent window, extractor fan and chrome towel radiator.

### **BEDROOM THREE**

15' x 9'11" (4.57m x 3.02m)

A third spacious bedroom enjoying a low level window overlooking the garden, inset

ceiling spotlights, recess suitable for a desk or wardrobe and with ample space for a double bed, radiator.

### **PLEASE NOTE**

The property is being sold with the added benefit of flood resilience measures including a flood resilient front door and two flood gates to the rear passageway and back door. The property did suffer from flood damage in 2020. The vendor has advised that there has been no further flooding since 2020.

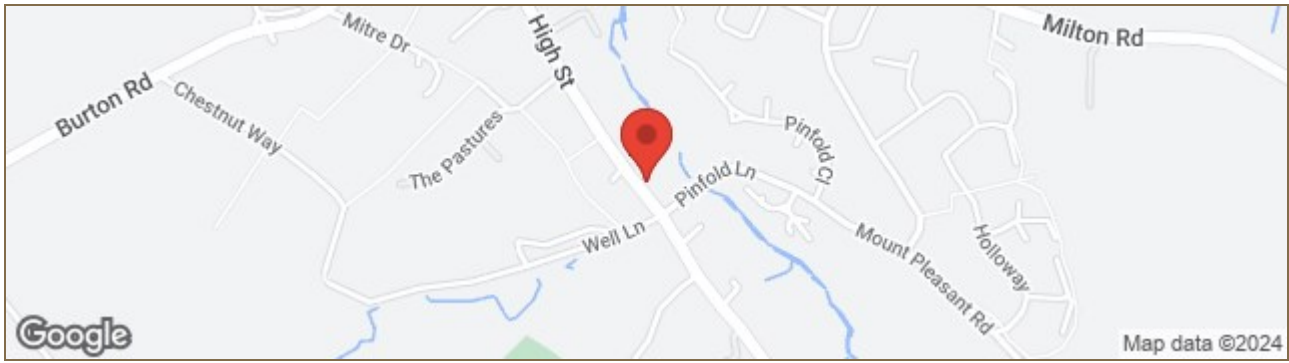
### **OUTSIDE**

The property is finished in white render offset with light-grey windows and doors and an attractive slate pitched roof with dormer windows. To the rear there is the most delightful large garden with patio, expanse of lawn which continues to the end of the garden meeting the Repton brook, there are established plants and trees, two brick built store sheds and gated front access. A beautiful garden for relaxing, gardening and with plenty of room for children to play.





## Road Map



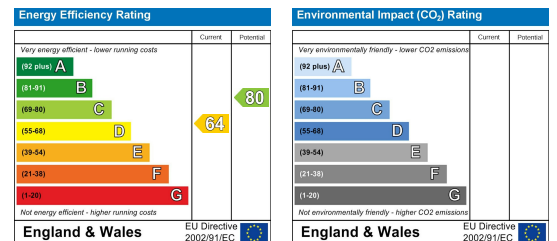
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk