



Askew Grove, Repton, Derby

 4  1  2

Guide price £375,000



## Key Features

- Four Bedroomed Detached Home
- Highly Regarded Residential Location
- Re-Fitted Kitchen & Shower Room
- New Recently Installed Efficient Central Heating Boiler
- Immediate Vacant Possession
- Four Well Proportioned Bedrooms, All With Built-in Furniture
- EPC rating TBC
- Freehold





This spacious detached family home occupies a well regarded position within the centre of this highly regarded village. The house has been well maintained over recent years and being sold with the benefit of immediate vacant possession. In brief the home comprises: - entrance hall, guest cloak room, lounge, dining room, re-fitted kitchen with quality integrated appliances and on the first floor a landing leads to four well proportioned bedrooms and re-fitted shower room. Outside to the front is a deep mainly lawned fore garden and an adjacent block paved driveway leads to a good sized garage. To the rear is a very pleasant enclosed hard landscaped garden.

#### Accommodation In Detail

Upvc entrance door with obscure oval double glazed light leading to:

#### Entrance Hall 2.80m x 0.00m (2'10" x 0'0")

having fitted smoke alarm and one central heating radiator.

#### Guest Cloak Room

having modern white suite comprising vanity wash basin with cupboards under, low level wc with concealed cistern, cupboards, fitted extractor vent, ceramic tiling to floor and one central heating radiator.

#### Front Sitting Room 5.20m x 3.68m (17'1" x 12'1")

having Upvc double glazed bay window to front elevation, double glazed window to rear, one central heating radiator, open plan staircase rising to first floor and feature Cherry wood fireplace with cream marble backplate and hearth together with a fitted electric fire.

#### Dining Room 3.33m x 2.48m (10'11" x 8'1")

having Upvc double glazed bay window to front elevation and one central heating radiator.

#### Re-Fitted Kitchen 3.30m x 2.54m (10'10" x 8'4")

having a lovely array of light sage coloured base and wall mounted units with complementary solid grey granite working surfaces together with matching splashbacks and windowsills, fitted kickstrip heater, ceramic tiling to floor, stainless steel sink and draining unit, low intensity spotlights to ceiling, four ring AEG induction hob with extractor over, AEG electric double oven, integrated AEG slimline dishwasher, plumbing for washing machine, concealed under unit lighting, Upvc double glazed window to rear elevation, half obscure double glazed door to side and double doors leading to useful larder.

#### On The First Floor

#### Landing

having access to loft space, feature double glazed window to rear elevation, one central heating radiator, fitted smoke alarm and useful overstairs storage cupboard housing the newly installed Worcester condensing combi gas fired central heating boiler.

#### Master Bedroom 3.14m x 3.04m extending to 3.64m max

having Upvc double glazed window to front elevation, one central heating radiator and a wonderful array of white fronted bedroom furniture including four double wardrobes, one single wardrobe, drawers and bedside drawers.

#### Bedroom Two 3.37m x 3.16m (11'1" x 10'5")

having Upvc double glazed window to front elevation, one central heating radiator and a lovely array of three double built-in wardrobes.

#### Bedroom Three 2.63m x 3.78m (8'7" x 12'5")

having Upvc double glazed window to front elevation, one central heating radiator and a lovely array of pine fronted fitted wardrobes including three double wardrobes and fitted drawers.

#### Bedroom Four 2.9m extending to 3.8m x 2.47m

having Upvc double glazed window to rear elevation, one central heating radiator and an extensive array of maple fronted wardrobes including three double and two single.





### Shower Room

having suite comprising vanity wash basin with cupboards under, low level wc with concealed cistern, over-sized shower enclosure with fitted electric Mira shower, range of fitted cupboards and drawers, full tiling complement to floor and walls, low intensity spotlights to ceiling, fitted extractor vent, obscure Upvc double glazed window to rear elevation and heated chrome towel radiator.

### Outside

The property is well set back from the road behind a deep mainly lawned fore garden, a sweeping block paved driveway provides parking for numerous vehicles and leads to an attached garage with electric light and power. To the rear is a pleasant, well screened, hard landscaped garden which has been designed for ease of maintenance.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

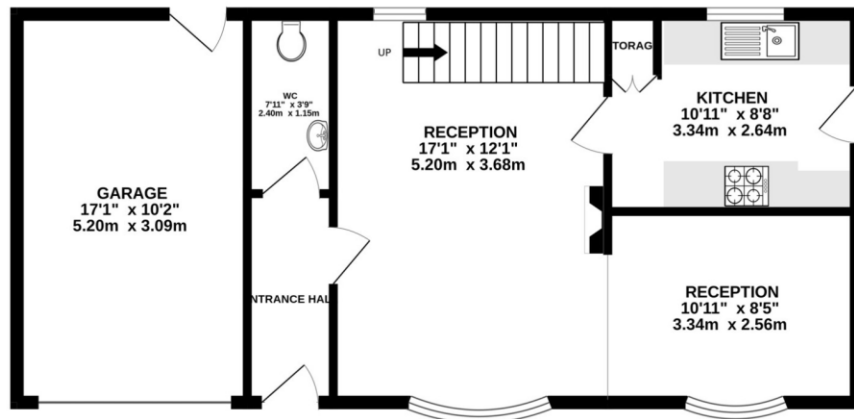
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

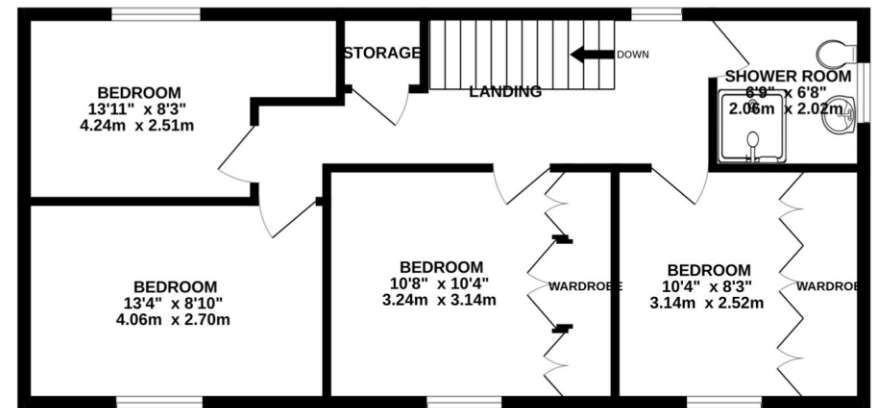




**GROUND FLOOR**  
632 sq.ft. (58.7 sq.m.) approx.



**1ST FLOOR**  
630 sq.ft. (58.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.**

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(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

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21 Askew Grove