



Repton Road, Willington, Derby



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£375,000



Key Features

- Large Extended Family Semi Detached Home
- High Level Of Internal Specification Throughout
- Stunning Open Plan Living Dining Kitchen
- Extensive Off Road Parking & Garage
- Four Well Proportioned Bedrooms
- Pleasant Enclosed Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully developed and extended semi detached home which occupies a convenient and impressive plot and position. The gas centrally heated and Upvc double glazed home comprises in brief: - reception hall, large lounge diner, fabulous L-shaped living dining kitchen with bi-fold door and lobby leading to garage and guest cloak room. On the first floor a landing leads to four well proportioned bedrooms and bathroom. Outside to the front is a deep fore garden with a newly laid driveway providing parking for numerous vehicles and leading to an attached garage with electric roller shutter door. To the rear is a very pleasant garden with patio, lawned areas and mature trees.

Accommodation In Detail

Upvc composite entrance door with obscure glazed panel and obscure glazed light to side leading to:

Impressive Entrance Hall

having low intensity spotlights to ceiling, fitted Herringbone patterned Karndean flooring, one central heating radiator, staircase with smoked glass panels rising to first floor and fitted smoke alarm.

Large Lounge Diner

having large Upvc double glazed window to front elevation and two central heating radiators.

Stunning Open Plan Living Dining Kitchen 5.32m x 5.38m (17'6" x 17'8")

having a fabulous array of light grey fronted base and wall mounted units with solid cream granite working surfaces, four ring gas hob with extractor over, integrated dishwasher, stainless steel sink and draining unit, Herringbone patterned

Karndean flooring, useful understairs storage cupboard, low intensity spotlights to ceiling, Upvc double glazed window to rear elevation and bi-fold doors opening out to the rear patio.

Guest Cloak Room

having low level wc, pedestal wash basin, Upvc double glazed window to rear elevation and fitted extractor vent.

Inner Lobby

leading to garage.

Garage 2.34m x 4.8m (7'8" x 15'8")

having electric roller shutter door and plumbing for automatic washing machine.

On The First Floor

Half Landing

having staircase splaying to either side and leading to:

Main Landing

having fitted smoke alarm and access to loft.

Bedroom One 3.45m x 3.1m (11'4" x 10'2")

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

Bedroom Two

having Upvc double glazed window to rear elevation, one central heating radiator and built-in wardrobe with hanging.

Extended Bedroom Three 5.49m x 2.05m (18'0" x 6'8")

having Upvc double glazed windows to front and rear elevations, one central heating radiator and access to further loft space.

Bedroom Four 2.6m x 2.53m (8'6" x 8'4")

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



Bathroom

having newly fitted contemporary white suite comprising low level wc with concealed cistern, vanity wash basin, side fill panelled bath with thermostatically controlled Drenche shower over, ceramic tiling to floor, extensive wall tiling, obscure Upvc double glazed window to rear elevation, heated ladder towel radiator and airing/storage cupboard with condensing combi gas fired central heating boiler.

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.

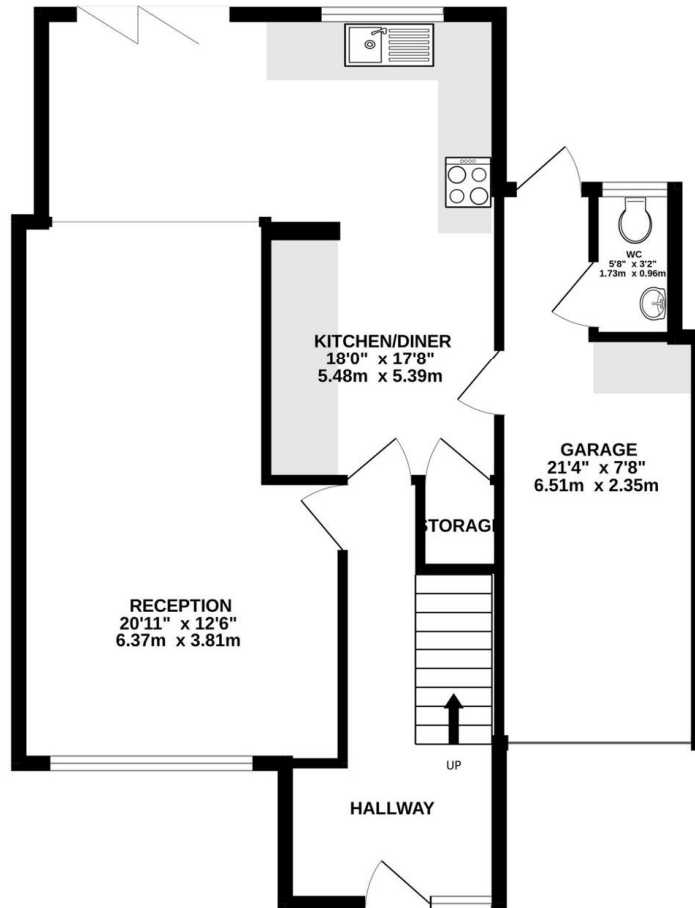
Note

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.

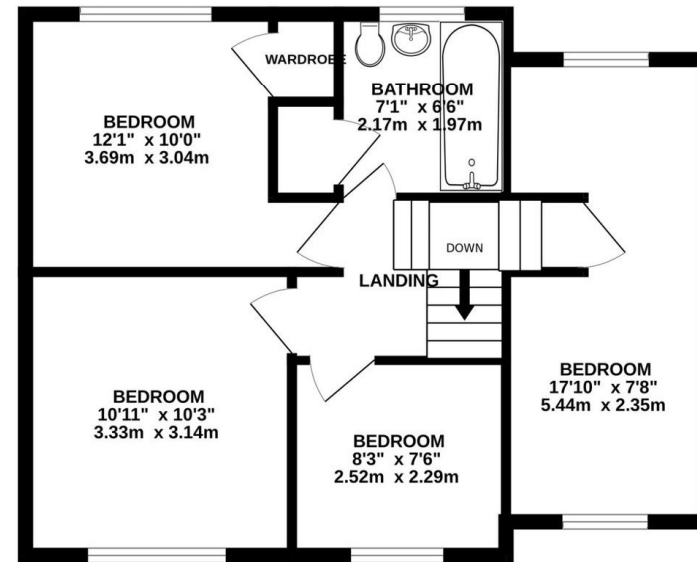




GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



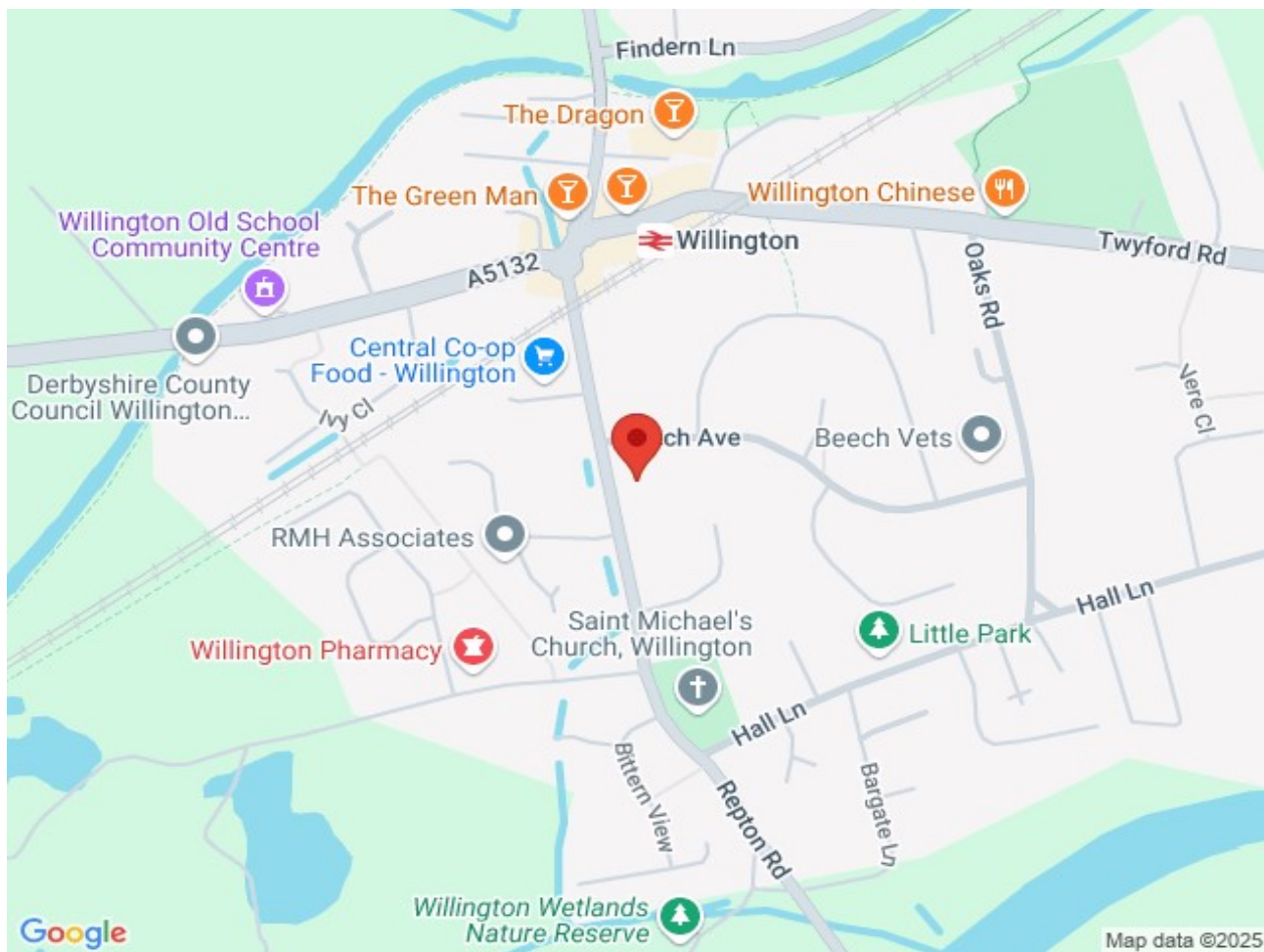
1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		