



Holloway, Repton, Derby





£500,000



## Key Features

- Impressive Detached Home
- Fringe Of Village Location
- Fabulous Open Plan Layout
- Immediate Vacant Possession
- Highly Regarded Residential Location
- Viewing A Must To Appreciate
- EPC rating B
- Freehold





Situated on the fringe of this most popular village this spacious family home is worthy of an internal inspection in order to appreciate the accommodation on offer. In brief the accommodation comprises: - fabulous entrance hall with galleried staircase, guest cloak room, large through lounge, impressive dining kitchen with utility off, separate study/reception room and on the first floor a large landing leads to four well proportioned bedrooms, three having built-in wardrobes, master having en-suite and a family bathroom. Outside to the front is a small fore garden with an adjacent driveway leading to a detached brick built garage. To the rear is a substantial mainly lawned garden.

### Accommodation In Detail

#### Open Canopied Entrance

having half obscure glazed entrance door with double glazed lights to either side leading:

#### Entrance Hall

having dog legged staircase rising to first floor, one central heating radiator, fitted smoke alarm and useful understairs storage cupboard.

#### Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, low intensity spotlights to ceiling and fitted extractor vent.

#### Sitting Room 3.3m x 6.24m (10'10" x 20'6")

having two central heating radiators, Upvc double glazed window to front elevation and Upvc double glazed French doors opening out to the rear patio.

#### Large Open Plan Dining Kitchen

featuring:

#### Kitchen Area

having a good range of white fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, five ring Zanussi gas hob with stainless steel extractor over, built-in double oven, integrated dishwasher, Upvc double glazed window to side elevation and quality fitted LVT flooring.

#### Dining Area 3.43m x 2.73m (11'4" x 9'0")

having two central heating radiators, quality fitted LVT flooring, Upvc double glazed window to side elevation and Upvc double glazed French doors opening out to the rear garden.

#### Utility Room 1.75m x 1.75m (5'8" x 5'8")

having fitted base and wall units, Pottermans central heating boiler, stainless steel sink, plumbing for washing machine, quality fitted LVT flooring, one central heating radiator and half obscure double glazed door to rear elevation.

#### Second Sitting Room/Study 3.02m x 2.68m (9'11" x 8'10")

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

### On The First Floor

#### Impressive Galleried Landing 3.09m x 4.27m (10'1" x 14'0")

having Upvc double glazed window to front elevation, one central heating radiator, access to loft space, fitted smoke alarm and full height storage cupboard.

#### Master Bedroom 3.45m x 3.88m (11'4" x 12'8")

having a range of built-in double wardrobes, one central heating radiator, Upvc double glazed windows to rear and side elevations.

#### En-Suite

having a large double shower enclosure, low level wc, wall mounted wash basin, one central heating radiator, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling and fitted extractor.





### Bedroom Two 3.37m x 3.14m (11'1" x 10'4")

having range of double built-in wardrobes, Upvc double glazed window to rear elevation and one central heating radiator.

### Bedroom Three 3.37m x 3.02m (11'1" x 9'11")

having built-in double wardrobes, Upvc double glazed window to front elevation and one central heating radiator.

### Bedroom Four 3.04m x 2.28m (10'0" x 7'6")

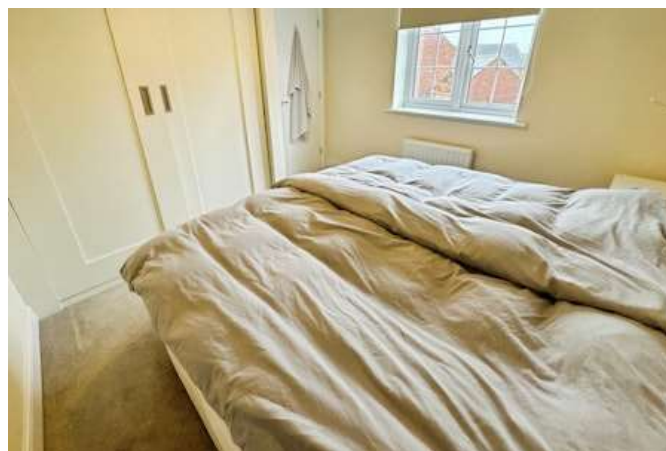
having Upvc double glazed window to front elevation and one central heating radiator.

### Bathroom

having modern white suite comprising side fill panelled bath with electric shower over, low level wc, wall mounted wash basin, low intensity spotlights to ceiling, fitted extractor vent, one central heating radiator and obscure Upvc double glazed window to rear elevation.

### Outside

The property is set back behind wrought iron railings and a small mainly lawned fore garden with an adjacent driveway which leads to a detached brick built garage with up and over door, electric light and power. To the rear is a pleasant enclosed private mainly lawned garden with patio seating area.



### 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.

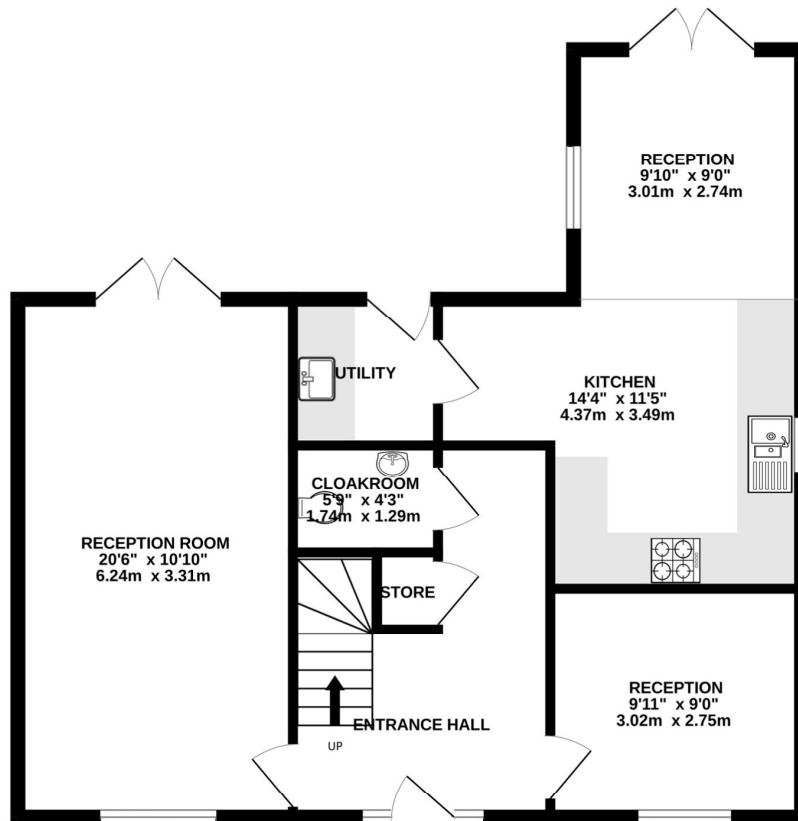
### Note

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.

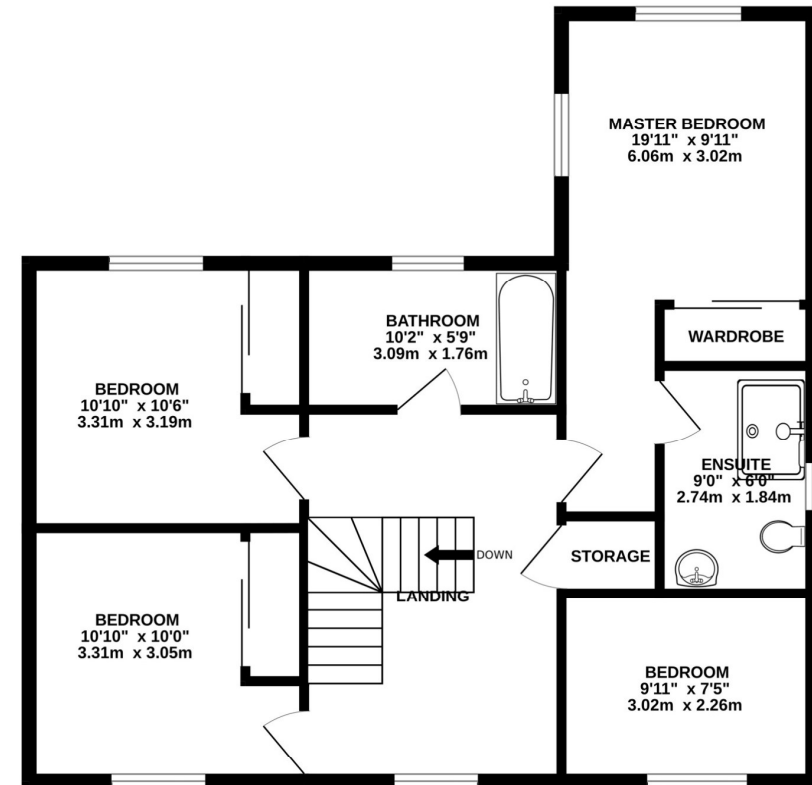




GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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