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Holloway, Repton, Derby, DE65

Offers Around £323,000 Freehold



- Highly Appealing Detached Property
- Open Aspect - Good Position on the Development
- Gas Central Heating & Double Glazing
- Lounge
- Fitted Living Kitchen/Dining Room
- Three Bedrooms
- Fitted En-Suite & Fitted Bathroom
- Pleasant Enclosed Garden
- Wide Driveway for Two Cars
- Brick Garage





Summary

A beautiful three bedroom, en-suite detached property with garage and private garden located in popular development in Repton.

F&C

The Location

Repton has an excellent range of local facilities including a general store, post office, butcher, primary school and several village inns. The village is famous for its Repton Private School.

It is particularly convenient for local centres including Burton upon Trent, some four miles to the south-west and the City of Derby eight miles to the north. The A38 is just three miles away providing convenient access to Birmingham and the West Midlands and the A50 is nearby with fast connection to the M1, within fifteen miles.

The property is also convenient for access to East Midlands International Airport.

Accommodation

Ground Floor

Entrance Hall

14'4" x 6'2" (4.39 x 1.89)

With half glazed entrance door with inset doormat, radiator, under-stairs storage cupboard and staircase leading to first floor.

Cloakroom

5'0" x 2'11" (1.53 x 0.89)

With low level WC, pedestal wash handbasin, tiled splash-backs, tiled effect flooring, radiator, spotlights to ceiling, double glazed window and internal door with chrome fittings.

Lounge

17'7" x 10'0" (5.38 x 3.05)

With two radiators, two double glazed windows, double glazed French doors opening onto paved patio and rear garden and internal door with chrome fittings.

Kitchen/Dining Room

17'8" x 8'3" (5.39 x 2.53)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring induction hob with stainless steel extractor hood over, built-in double electric fan assisted oven, integrated fridge/freezer, integrated washing machine, tiled effect flooring, radiator, spotlights to ceiling, double glazed window, double glazed French doors opening onto paved patio and rear garden and internal door with chrome fittings.

First Floor

Landing

With radiator, built-in cupboard housing the combination boiler and double glazed window.

Bedroom One

11'2" x 10'2" (3.41 x 3.12)

With built-in double wardrobe with sliding doors, radiator, double glazed window and internal door with chrome fittings.

En-Suite

6'2" x 5'5" (1.88 x 1.66)

With separate shower cubicle with chrome shower, fitted washbasin, low level WC, tiled splash-backs, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window and internal door with chrome fittings.

Bedroom Two

11'3" x 8'5" (3.45 x 2.59)

With radiator, double glazed window and internal door with chrome fittings.

Bedroom Three

8'5" x 6'0" (2.59 x 1.84)

With radiator, double glazed window and internal door with chrome fittings.

Bathroom

6'7" x 6'2" (2.01 x 1.90)

With bath, fitted washbasin, low level WC, tiled splash-backs, shaver point, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window and internal door with chrome fittings.

Front Garden

The property is set back from the pavement edge behind a low maintenance lawned fore-garden with black painted handrails and paved pathway leading to the entrance door.

Rear Garden

To the rear of the property is a pleasant well stocked enclosed rear garden laid to lawn with a varied selection of shrubs, plants and paved patio. Cold water tap and outside light.

Driveway

A wide tarmac driveway provides car standing spaces for two cars.

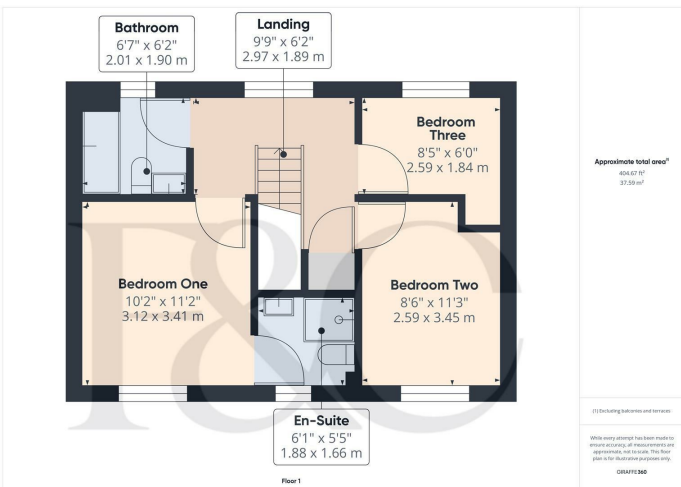
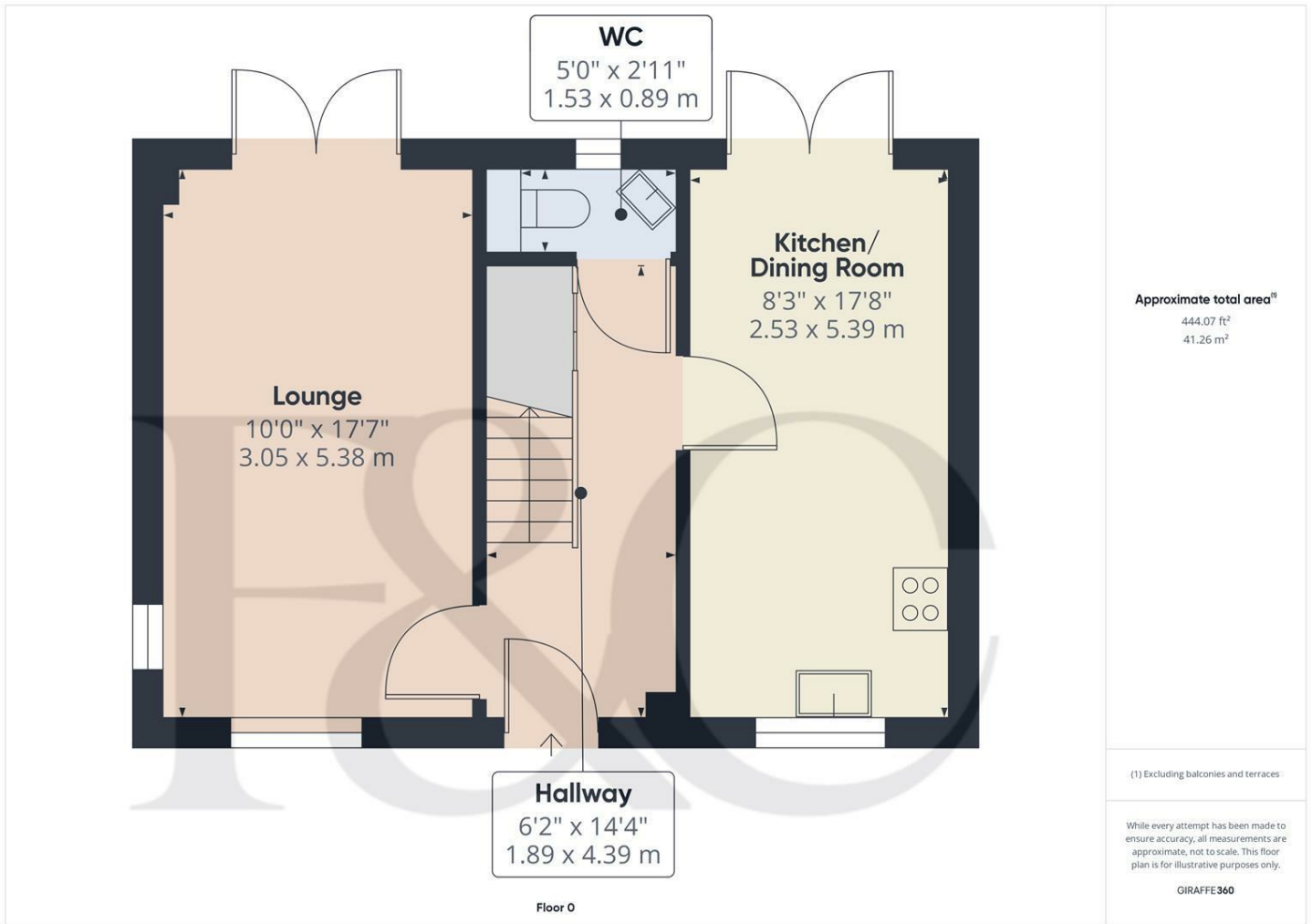
Brick Garage

19'3" x 9'11" (5.89 x 3.03)

With concrete floor, power and lighting, side personnel door and up and over front door.

Council Tax - C

South Derbyshire





Duffield Office

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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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	