

# Fletcher & Company

9 Mill Farm, Repton, Derby, DE65 6RR

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Offers Over £500,000

Freehold

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- Ideal Family Home
- Double Glazed & Gas Central Heated
- Fabulous Position with Pleasant Views over Neighbouring Green & Countryside Beyond
- Entrance Hall & Fitted Guest Cloakroom
- Large Living Kitchen with Utility Off
- Lounge & Study
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms & Bathroom
- Enclosed Rear Garden with Pleasant Southerly Aspect
- Tandem Driveway & Garage







## Summary

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A recently constructed, spacious and well-appointed, four bedroom, detached residence occupying a popular location in the sought after village of Repton.

This is a fabulous, Miller built, spacious, four double bedroom, detached residence occupying a popular location in the sought after village of Repton. Double glazed and gas central heated with entrance hall, fitted guest cloakroom, large living kitchen with utility off, lounge and separate study. The first floor landing leads to master bedroom with en-suite shower room, three further bedrooms and well-appointed bathroom.

The property occupies a pleasant position with views to the front over neighbouring green, child's play area and fields. To the rear is an enclosed, mainly lawn garden with southerly aspect. The property benefits from a tandem driveway and garage as well as electric vehicle charging point.

# F&C

## The Location

Repton is a sort after South Derbyshire village famous for it's public school with the feeder school of Repton Preparatory located in nearby Milton. There is also Saint Wystan's primary school and Springfield primary school on Springfield Road. The village itself offers exceptional amenities including shops, restaurants, pubs, train station and pleasant canal side walks. Repton offers easy access to A38 and A50 as well as major employers in the area including Toyota, JCB and Rolls-Royce.

## Accommodation

### Ground Floor

#### Entrance Hall

10'1" x 8'10" (3.09 x 2.70)

An entrance door provides access to a spacious entrance hall with central heating radiator and central staircase to first floor with understairs storage cupboard.



#### Fitted Guest Cloakroom

6'2" x 3'1" (1.90 x 0.95)

With low flush WC, pedestal wash handbasin, tiled surround, central heating radiator and recessed ceiling spotlighting.





## Lounge

13'11" x 13'2" (4.25 x 4.03)

With central heating radiator, TV aerial point and double glazed French doors to garden.



## Study

10'2" x 8'11" (3.10 x 2.74)

With central heating radiator and double glazed window to front.





**Fabulous Open Plan Living Kitchen with Lounge/Dini**  
22'10" x 13'1" (6.96 x 4.00)



## Lounge/Dining Area

With central heating radiator and double glazed French doors to garden.





### **Kitchen Area**

Featuring wood block effect preparation surfaces with matching upstands, matching island/breakfast bar, extensive range of fitted base cupboards and drawers, complimentary wall mounted cupboards, five plate gas hob with extractor hood over, built-in double oven and grill, integrated fridge, freezer and dishwasher, central heating radiator and double glazed window to front with fabulous views.



### **Utility**

6'3" x 5'11" (1.91 x 1.81)

With further wood block effect worktops with matching upstands, inset stainless steel sink unit, fitted base cupboard, fitted wall cupboard housing the gas fired boiler, appliance spaces suitable for washing machine and tumble dryer, central heating radiator and double glazed panelled door to garden.



### First Floor Landing

9'10" x 7'7" (3.01 x 2.33)

A galleried landing with feature balustrade with central heating radiator and access to loft space.





### Master Bedroom

13'7" x 12'9" (4.16 x 3.89)

With central heating radiator, TV aerial point, useful storage recess over stairs and double glazed window to front offering fabulous views over children's play area and open fields.



### En-Suite Shower Room

8'6" x 4'6" (2.60 x 1.39)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to front.



### Bedroom Two

13'4" x 9'8" (4.07 x 2.95)

With central heating radiator and double glazed window to front with impressive views.



### Bedroom Three

12'3" x 10'2" (3.75 x 3.10)

With central heating radiator and double glazed window to rear.





### Bedroom Four

10'0" x 10'1" (3.07 x 3.09)

With central heating radiator and double glazed window to rear.



### Well Appointed Bathroom

9'11" x 5'1" (3.03 x 1.55)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath with shower over, central heating radiator, recessed ceiling spotlighting and two sealed unit double glazed Velux windows to rear.



### Outside

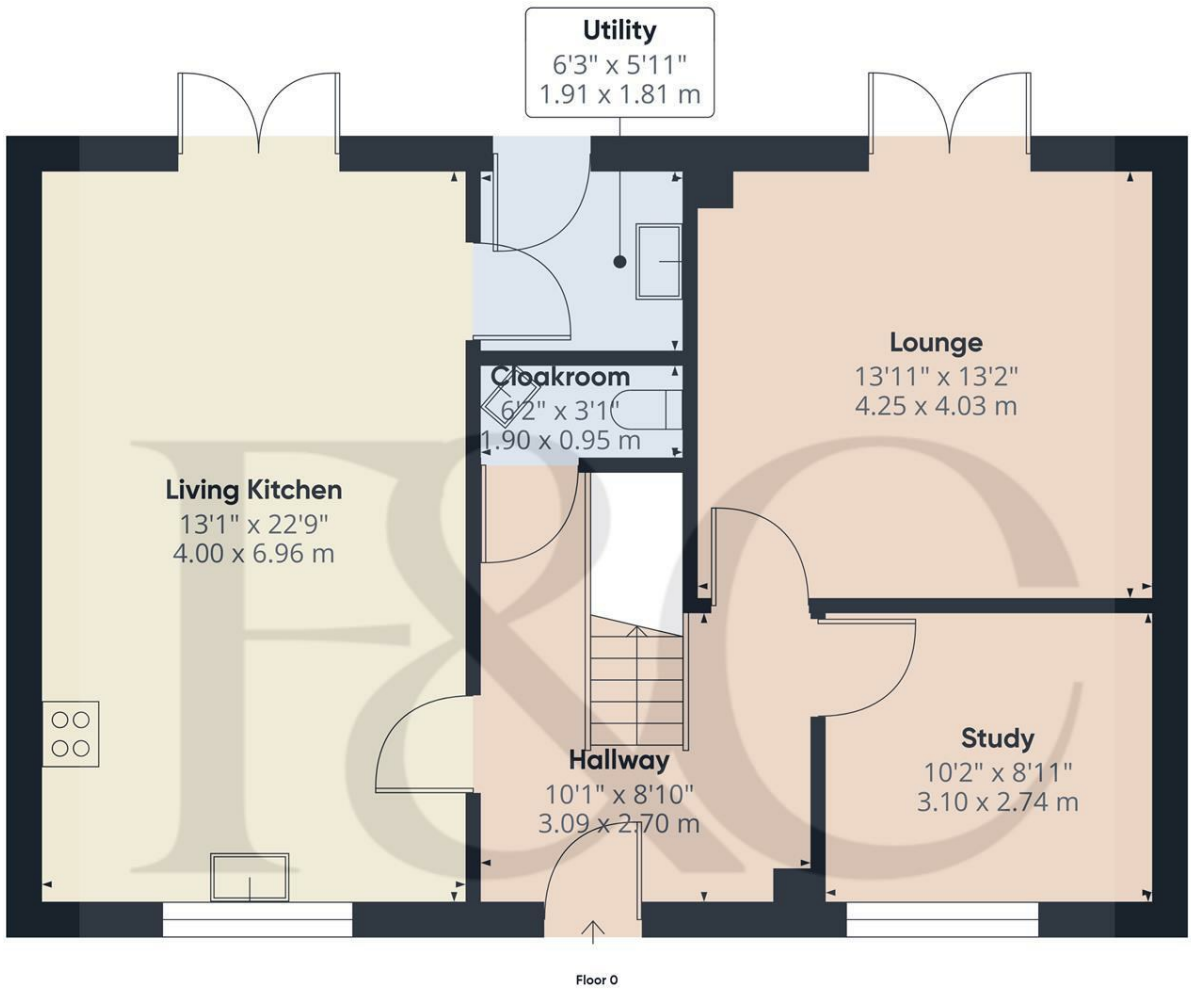
To the rear of the property is a very pleasant, south facing, partially walled garden with small patio area, good sized lawn and rear gate leading to the detached single garage with power, lighting and electric vehicle charging point.





Council Tax Band F





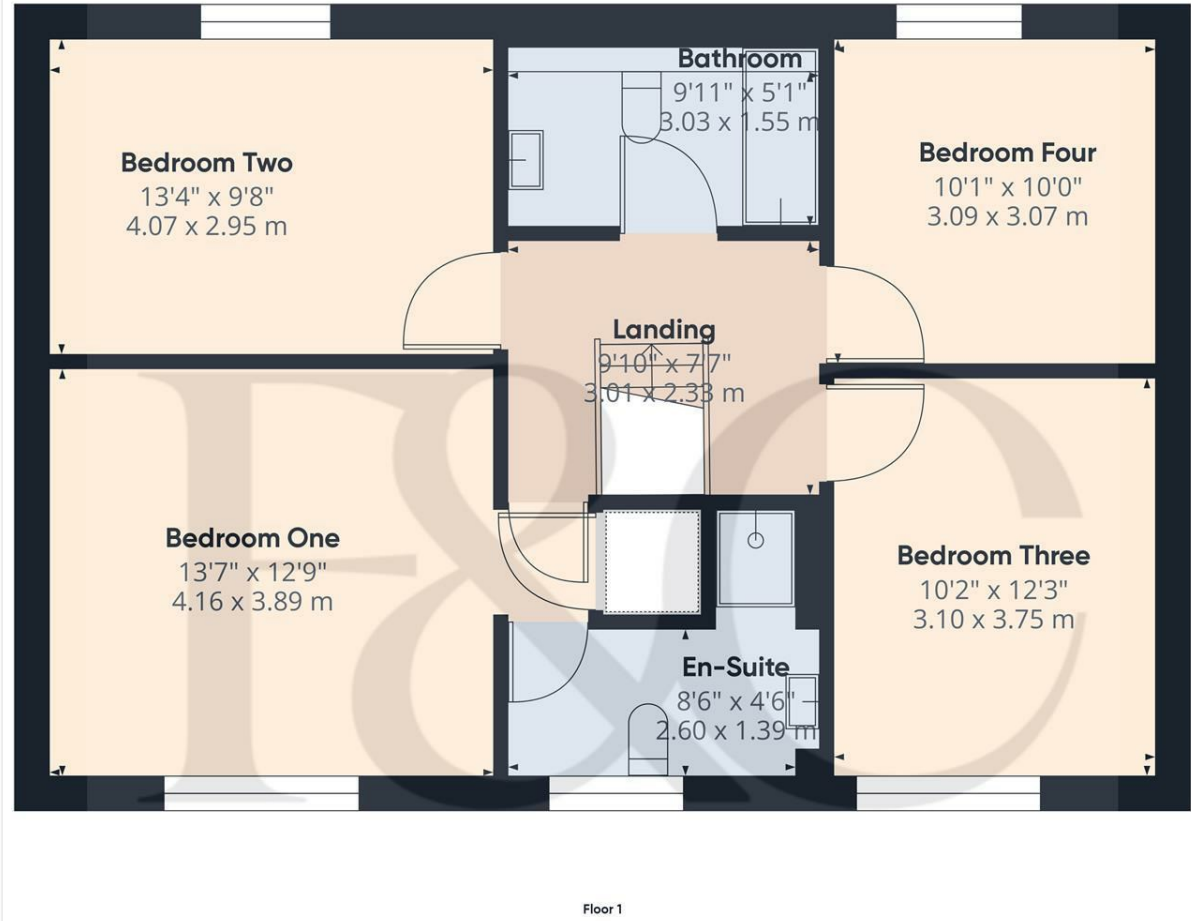
Approximate total area<sup>®</sup>  
757.78 ft<sup>2</sup>  
70.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>®</sup>  
715.8 ft<sup>2</sup>  
66.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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9 Mill Farm  
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Council Tax Band: F  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	