

Fletcher & Company

2 High Street, Repton, Derby, DE65 6GD

Offers In Excess Of £300,000

Freehold



- Double/Triple Glazing & Gas Central Heating
- Entrance Hall Leading to Useful Storage Cupboard & Fitted Guest Cloakroom
- Spacious Lounge with Log Burner
- Conservatory
- Separate Dining Room
- Kitchen
- Three First Floor Bedrooms & Bathroom
- Courtyard Style Garden





Summary

A most impressive and well-appointed, charming cottage in the heart of the sought after village of Repton.

This is a fabulous opportunity to acquire a well-appointed, tastefully presented cottage located in heart of Repton village. The property features a combination of triple and double glazing with gas central heating, entrance hall, useful storage cupboard, fitted guest cloakroom, spacious lounge with feature stone fireplace, log burner and bifold doors to courtyard, conservatory, separate dining room/study plus integrated kitchen. The first floor landing leads to a master bedroom with attractive Juliet balcony incorporating French doors and wrought iron railings, two further good sized bedrooms and well-appointed bathroom with four piece suite.

Outside the property benefits from a very pleasant, walled courtyard garden with blue brick/stone terrace and raised borders.

F&C

The Location

Repton is a very popular South Derbyshire village noted for its famous public school, St Wystan's primary school on High Street, and Repton Preparatory school in neighbouring Milton. The village itself boasts some fine period architecture, a selection of shops, pleasant walks in the surrounding open countryside, easy access to neighbouring Willington with canal sidewalks, a selection of pubs and train station. Repton is also convenient for A50, A38, Derby and Burton upon Trent.

Accommodation

Ground Floor

Entrance Hall

6'0" x 2'10" (1.85 x 0.87)

A panelled entrance door provides access to entrance hall with feature tile flooring and stone steps leading up to another level with double glazed door to rear garden.



Inner Hallway

6'11" x 4'2" (2.13 x 1.28)

With oak flooring, useful understairs storage cupboard and door to fitted guest cloakroom.

Fitted Guest Cloakroom

5'3" x 2'7" (1.61 x 0.80)

With low flush WC, vanity unit with wash handbasin with cupboard beneath, central heating radiator and extractor fan.



Kitchen

10'8" x 9'10" (3.27 x 3.01)

With an extensive range of granite worktops with matching upstands, inset one and a quarter stainless steel sink unit, gloss finish base cupboards and drawers, complimentary wall mounted cupboards, inset five plate gas hob with splashback and extractor hood over, double Siemens oven, integrated fridge freezer and dishwasher, appliance space suitable for washing machine, central heating radiator, recessed ceiling spotlighting and double glazed window overlooking rear courtyard.



Dining Room

12'4" x 8'6" (3.78 x 2.61)

With central heating radiator, oak flooring, recessed ceiling spotlighting and triple glazed multi-paned window to front.



Spacious Lounge

15'5" x 12'4" (4.72 x 3.76)

With feature stone fire surround and log burner, central heating radiator, recessed ceiling spotlighting, oak floor covering and bifold doors to courtyard.



Conservatory

11'7" x 6'7" (3.54 x 2.03)

A brick based and double glazed construction with central heating radiator, feature tile flooring and double doors to exterior.



First Floor Landing

12'9" x 4'8" (3.89 x 1.43)

With access to loft space, central heating radiator and double glazed window to side.

Bedroom One

14'7" x 9'10" (4.47 x 3.01)

With central heating radiator, TV aerial point, recessed ceiling spotlighting, wood flooring, triple glazed multi-paned window to front and double glazed French doors with Juliet balcony overlooking courtyard.



Bedroom Two

12'3" x 12'2" (3.74 x 3.73)

With central heating radiator, TV aerial point, recessed ceiling spotlighting and double glazed window to side.



Bedroom Three

9'3" x 8'10" (2.82 x 2.70)

With central heating radiator, recessed ceiling spotlighting and triple glazed multi-paned window to the front.



Superbly Appointed Bathroom

8'5" x 6'6" (2.59 x 1.99)

Fully tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath, separate shower cubicle, chrome towel radiator, recessed ceiling spot lighting, extractor fan, shaver point and double glazed window to side.



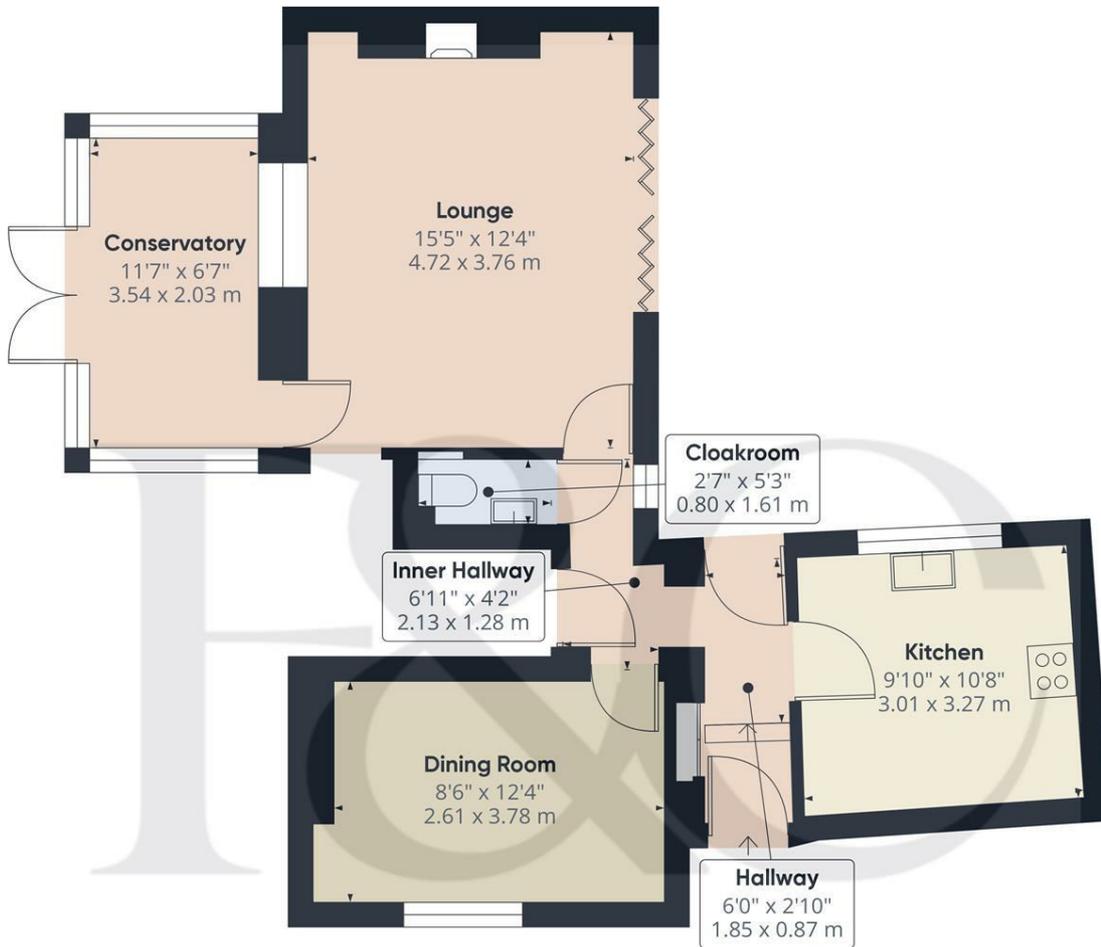
Outside

The property benefits from a very pleasant, walled, courtyard garden with blue brick/stone terrace, ornamental lighting, raised wood borders extending to seating, outdoor power and cold water, outdoor hose tap.



Council Tax Band C





Floor 0

Approximate total area[®]

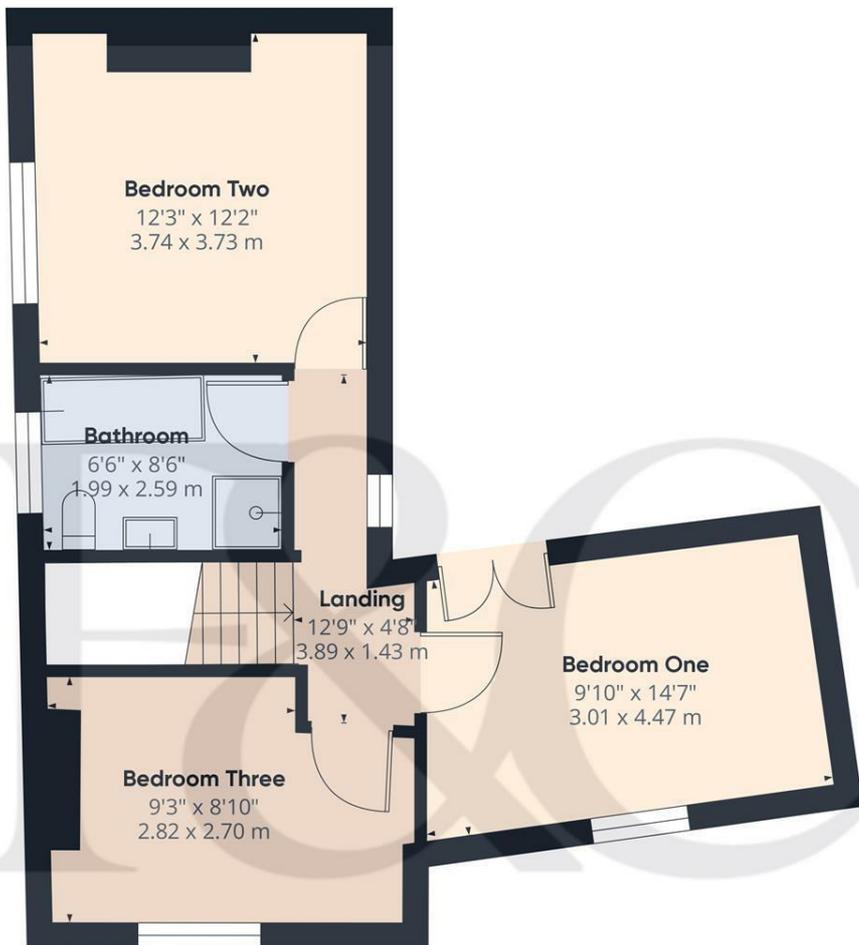
562.31 ft²
52.24 m²

(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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Floor 1

Approximate total area[®]

501.49 ft²
46.59 m²

(1) Excluding balconies and terraces

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2 High Street
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	