

Fletcher & Company

The Limes Broomhills Lane, Repton, Derby, DE65 6FS

Offers Around £1,200,000

Freehold



- Modern Eco Home
- Over 3000 sq ft of Living Space
- Light & Airy Living Accommodation
- High Specification Fittings Throughout
- Spacious & Versatile Accommodation
- Impressive Garden with High Degree of Privacy
- Ample Car Standing & Detached Double Garage
- Rarity on the Market
- Viewing Essential





Summary

A fabulous, architect designed, individual, four bedroom, detached residence occupying a fabulous private plot in the highly desirable village of Repton.

This is a rare and exciting opportunity to acquire this architect designed, modern, contemporary, eco home occupying a fabulous location at the end of Broomhills Lane. Occupying a large private plot measuring close to half an acre. The property is accessed via a gated private driveway leading to ample car standing and large detached double garage. Attractive gardens are to both front and rear featuring terrace for outdoor dining and entertaining.

Internally the property benefits from a ground source heat pump and underfloor heating as well as solar panels and heat recovery and ventilation system. The property is particularly light and airy and comprises extremely spacious entrance hall with feature staircase to first floor, fitted guest cloakroom, lounge, pleasant views over the fore-garden, separate study, high specification fitted kitchen with integrated appliances with utility off and plant room with media cupboard and ground floor double bedroom with en-suite shower room. A most impressive first floor landing with semi-galleried landing with access to balcony offering superb views, master bedroom with feature high ceiling and en-suite shower room, two further double bedrooms with feature high ceilings, one with en-suite as well as separate principle bathroom. Please note that all bathrooms feature Laufen sanitaryware and digital shower.

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The Location

Repton is a highly desirable South Derbyshire village noted for its famous public school and feeder school of Repton primary school in neighbouring Milton. The village itself offers charming period architecture, a selection of amenities including village shop, popular pubs, restaurants, architect as well as St Wystan's primary school. The property is conveniently located offering easy access to the A38 and A50. Neighbouring Willington combines to offer a further selection of amenities including train station as well as pleasant walks along the Trent and Mersey canal.

Accommodation

Ground Floor

Entrance Hall

35'3" x 7'10" (10.76 x 2.39)

A stylish entrance door with sealed unit double glazed inset with matching sidelights provides access to a magnificent entrance hall creating a very spacious first impression to this property with views of the rear garden through double glazed French doors at the end of the hallway, beautiful oak flooring, recessed ceiling spotlighting, two useful storage cupboards and extremely stylish floating staircase to first floor combining oak and glass balustrade. Please note the ground floor and first floor have underfloor heating throughout from a ground source pump heating system.



Well-Appointed Fitted Guest Cloakroom

4'6" x 3'4" (1.38 x 1.03)

Fully floor and wall tiled with low flush WC, vanity unit with wash handbasin and mixer tap with storage drawer beneath and recessed ceiling spotlighting.



Lounge

23'9" x 13'5" (7.24 x 4.09)

With feature fireplace incorporating log effect gas fire, continuation of oak flooring and feature angled double glazed French doors to front.



Impressive Living Kitchen

26'6" x 15'1" (8.08 x 4.62)



Spacious Lounge/Dining Area

With two adjacent matching bifold doors to terrace with fabulous views over the garden.

Kitchen Area

A high specification, bespoke fitted kitchen featuring large central island/breakfast bar with Dekton worktop/preparation surface and induction hob with recessed extractor, a further range of Dekton preparation surfaces with matching upstand, stylish fitted base cupboards and drawers, inset sink unit Quooker instant hot water tap, integrated fridge freezer and dishwasher, four ovens (one of which is self-cleaning), micro combination oven, steam oven and warming drawer, feature tile floor covering, recessed ceiling spotlighting, TV point, double glazed window to side and door to utility room.

Good Sized Utility Room

11'6" x 9'5" (3.51 x 2.88)

With a further range of Dekton worktop with matching upstand, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary floor to ceiling cupboards, feature tile flooring, recessed ceiling spotlighting and door to side with sealed unit double glazed sidelights.



Laundry Room

7'0" x 5'7" (2.14 x 1.71)

With worktop and cupboard beneath and plumbing for washing machine and tumble dryer.

Plant Room

7'8" x 5'6" (2.35 x 1.69)

With large hot water cylinder and photovoltaic plates system with 5kwh battery.

Study

13'5" x 9'10" (4.09 x 3.00)

With oak flooring, recessed ceiling spotlighting and double glazed French doors to garden.



Ground Floor Double Bedroom

20'11" x 12'2" (6.40 x 3.71)

A light and airy room courtesy of dual aspect windows to the side and rear, oak flooring, recessed ceiling spotlighting and door to en-suite shower room.



Superbly Appointed En-Suite Shower Room

7'8" x 6'9" (2.36 x 2.08)

Fully floor and wall tiled with low flush WC, vanity unit with wash handbasin and storage drawer beneath, double shower cubicle with handheld shower and rain shower head, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



First Floor Landing

23'6" x 13'0" (7.18 x 3.97)

A fabulous galleried landing with oak and glass balustrade, further oak flooring, double doors to useful storage cupboard, access to attic space, feature high ceiling with recessed ceiling spotlighting, roof light, double glazed window to rear and access via French doors to fabulous decked balcony with a glass balustrade (with power and ornamental lighting) and southerly aspect, offering pleasant views over the gardens and mature trees beyond.

Master Bedroom

24'8" x 15'1" (7.52 x 4.62)

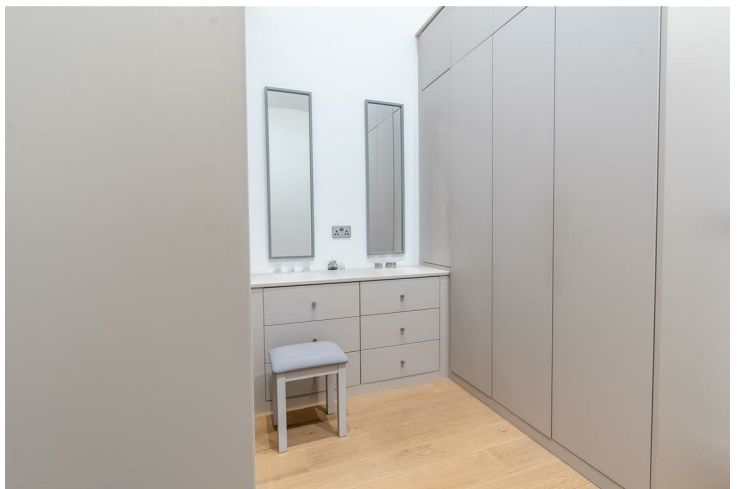
A very spacious, light and airy room courtesy of double glazed windows to side and front elevation, high ceiling, recessed ceiling spotlighting, large storage cupboard, oak flooring and doorway to dressing room.



Dressing Room

10'3" x 8'7" (3.14 x 2.62)

With built-in wardrobes and drawer units, continuation of oak flooring, recessed ceiling spotlighting, roof light and door to en-suite.



Superb En-Suite Shower Room

8'0" x 6'3" (2.44 x 1.91)

Fully floor and wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, double shower cubicle with handheld attachment and rain shower head, recessed ceiling spotlighting, chrome towel radiator and double glazed window to side.



Double Bedroom Two

17'11" x 13'4" (5.47 x 4.07)

With oak flooring, large walk-in cupboard, feature high ceiling, recessed ceiling spotlighting, roof light and double glazed French door with matching sidelights giving access to the aforementioned balcony.



Superbly Appointed En-Suite Bathroom

17'11" x 13'4" (5.47 x 4.07)

Floor and wall tiled with low flush WC, vanity unit with wash handbasin and drawer beneath, double shower cubicle with handheld attachment and rain shower head, recessed ceiling spotlighting, chrome towel radiator and double glazed window to rear.



Double Bedroom Three

21'0" x 12'2" (6.42 x 3.72)

With oak flooring, recessed ceiling spotlighting, double glazed picture window to rear, further double glazed window to side.



Superbly Appointed Principle Bathroom

10'3" x 7'8" (3.13 x 2.34)

Fully tiled with low flush WC, vanity unit with wash handbasin and drawer beneath, free standing bath with shower attachment, double shower cubicle with handheld attachment and rain shower head, recessed ceiling spotlighting, chrome towel radiator and double glazed window to side.



Outside

The property occupies a fabulous, private plot measuring close to half an acre at the end of Broomhills Lane and accessed via electric gates with private driveway culminating in ample car standing and large detached double garage. The gardens sit to both the front and the rear of the property offering a high degree of privacy with external lighting, CCTV and featuring well maintained lawns and patio/terrace area.



Council Tax Band G







Floor 0

Approximate total area⁽¹⁾

1668.94 ft²
155.05 m²

Reduced headroom

18.73 ft²
1.74 m²

(1) Excluding balconies and terraces

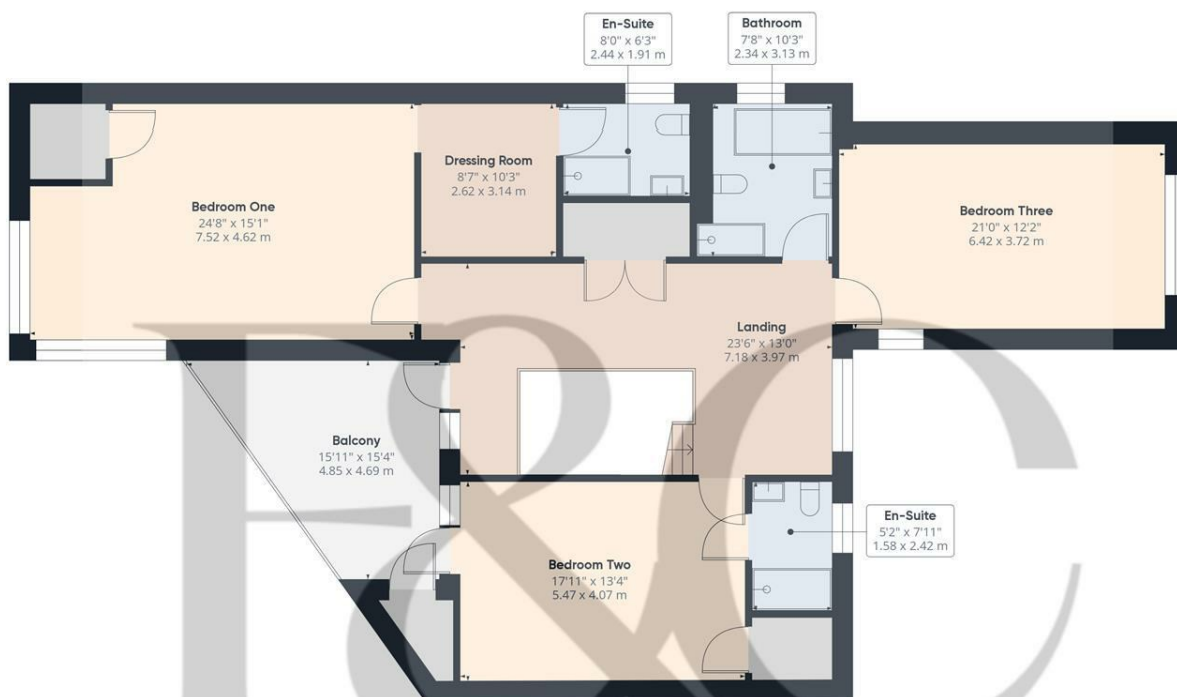
Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

1452.03 ft²
134.9 m²

Balconies and terraces

162.97 ft²
15.14 m²

(1) Excluding balconies and terraces


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	90
(81-91) B		
(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 	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

The Limes Broomhills Lane
Repton
Derby
DE65 6FS

Council Tax Band: G
Tenure: Freehold

