

Fletcher & Company

8 Brookdale, Repton, Derby, DE65 6RP

Offers Over £795,000

Freehold



- Detached Family Home
- Impressive Hallway & Fitted Guest Cloakroom
- Lounge, Study & Family Room
- Superb Open Plan Living Kitchen
- Five Bedrooms & Three Bathrooms
- Large Block Paved Driveway for Six to Seven Vehicles
- Detached Double Garage
- Beautiful Landscaped Gardens
- Countryside Views to Front
- Popular Village Location





Summary

A most impressive, detached family home in the popular village of Repton.

This is an opportunity to acquire a modern, well-presented, five bedroom, detached home in the sought-after village of Repton.

Internally the property is double glazed and gas central heated and comprises impressive entrance hall, fitted guest cloakroom, lounge, study, family room, superb open plan living kitchen and utility. The first floor leads to five bedrooms, two with en-suite bathrooms and a principle bathroom.

Externally the property features a beautiful, landscaped, rear garden, large driveway to the front providing off-road parking for several vehicles and a detached double garage. There are countryside views to front of the property with a very pleasant open aspect.

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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.

THE ACCOMMODATION

GROUND FLOOR

Entrance through a composite double glazed entrance door with obscure glazed insets and PVCu obscure glazed side panel windows into:

Entrance Hallway

13'5" x 9'6" (4.09m x 2.90m)

Fitted with grey wood grain effect Karndean flooring, staircase leading to the first floor landing, smoke alarm, wall mounted digital thermostat and contemporary panelled doors giving access to an under-stairs storage cupboard, downstairs cloakroom WC, study, open plan living kitchen and lounge.



Under-Stairs Storage Cupboard

With wall mounted alarm key pad.

Cloakroom WC

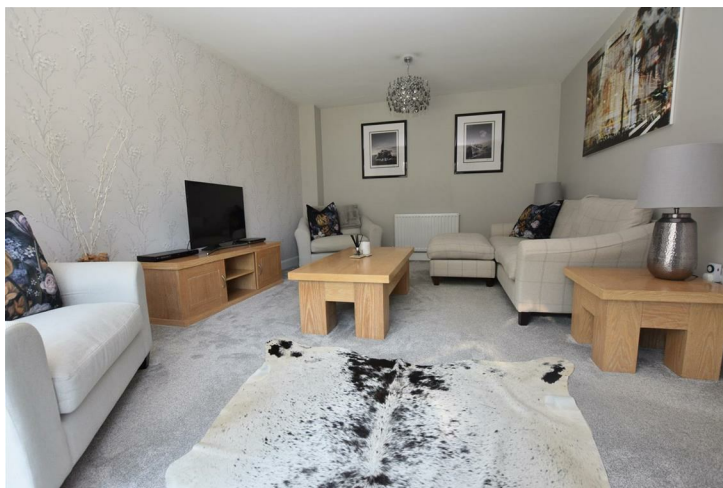
Fitted with a two-piece contemporary suite comprising a low level WC with chrome push button flush, pedestal wash hand basin with chrome monobloc mixer tap, ceramic tiled floor, partial ceramic tiling to the walls, central heating radiator, extractor fan and recessed LED down-lighters.



Lounge

19'1" into bay x 12'7" (5.82m into bay x 3.84m)

Fitted with TV and telephone points, two central heating radiators and a PVCu double glazed bay window to the front elevation.



Study

11'5" into bay x 11'1" (3.48m into bay x 3.38m)

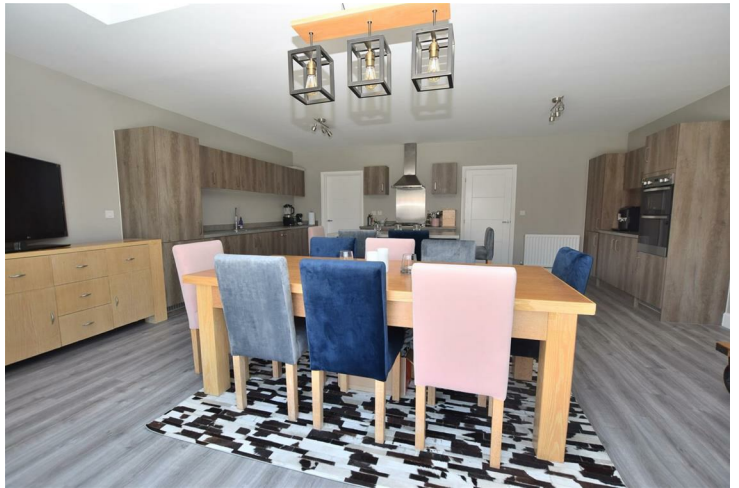
Fitted with a central heating radiator, PVCu double glazed window to the side elevation and a PVCu double glazed bay window to the front elevation.



Superb Open Plan Living Kitchen

21' x 19'10" (6.40m x 6.05m)

A contemporary kitchen fitted with grey wood grain effect fronted wall, base and drawer units with brushed stainless steel handles, roll edge marble effect work surface over, central dining island, tall built-in storage cupboards, integrated Bosch double oven, Bosch five ring gas hob with extractor hood over, Bosch wine fridge, tall integrated fridge/freezer, integrated Bosch dishwasher and a stainless steel one and a half bowl sink drainer unit with swan neck style mixer tap. Grey wood grain effect Karndean flooring, two TV points, central heating radiator, two Velux double glazed windows to the rear elevation and bi-folding doors giving access to the rear garden. Contemporary panelled doors giving access to the utility room and family room.



Utility Room

7'9" x 5'6" (2.36m x 1.68m)

Fitted with grey wood grain effect fronted units with brushed stainless steel handles, roll edge marble effect work surface over, inset stainless steel sink drainer unit with chrome monobloc mixer tap, tall built-in storage cupboard, base cupboard and wall mounted cupboard housing the Potterton central heating boiler. Low level appliance space with plumbing for automatic washing machine, space for dryer, grey wood grain effect Karndean flooring, central heating radiator, extractor fan and a composite double glazed door leading to the side driveway.

Family Room

12'8" x 11'6" (3.86m x 3.51m)

Having a central heating radiator, TV point and PVCu double glazed French doors opening out onto the rear garden with matching side panel windows.



FIRST FLOOR

Beautiful Galleried Landing

With PVCu double glazed window to the front elevation having impressive views over open countryside, loft access with pull-down ladder, smoke alarm, central heating radiator and contemporary panelled doors giving access to all five bedrooms and bathroom.

Master Bedroom

14'9" x 11'3" (4.50m x 3.43m)

Having built-in grey wood grain effect sliding door wardrobes and matching built-in dressing table with triple drawers below, TV point, central heating radiator, wall mounted digital thermostat and a PVCu double glazed window to the rear elevation. Contemporary panelled door gives access to an en-suite bathroom.

Contemporary En-Suite Bathroom

11'3" x 6'3" (3.43m x 1.91m)

Fitted with a white contemporary four-piece suite comprising a panelled bath with central chrome mixer tap, low level WC with chrome push button flush, wall mounted ceramic wash hand basin with chrome monobloc mixer tap and a double width shower with sliding glazed door, wall mounted chrome mains fed shower unit with shower attachment and rain shower head above. Porcelain tiled floor, porcelain tiled splash-backs, recessed LED down-lighters, extractor fan, central heating radiator and a PVCu obscure glazed window to the side elevation.



Bedroom Two

12'10" x 9'9" max (3.91m x 2.97m max)

Fitted with central heating radiator, PVCu double glazed window to the rear elevation and contemporary panelled door giving access to an en-suite shower room.

Contemporary En-Suite Shower Room

9'1" x 4'9" (2.77m x 1.45m)

Fitted with a contemporary white three-piece suite comprising a wall mounted ceramic wash hand basin with chrome monobloc mixer tap, low level WC with chrome push button flush and a double width shower enclosure with sliding glazed door, wall mounted chrome mains fed shower unit with shower attachment and rain shower head above. Porcelain tiled floor, porcelain tiling to walls, central heating radiator, extractor fan, recessed LED down-lighters and a PVCu obscure glazed window to the side elevation.



Bedroom Three

13'7" into wardrobe depth x 9'8" (4.14m into wardrobe depth x 2.95m)

Fitted with built-in sliding door wardrobes, central heating radiator and a PVCu double glazed window to the rear elevation.

Bedroom Four

11'3" x 7'8" (3.43m x 2.34m)

Having a central heating radiator and a PVCu double glazed window to the front elevation.

Bedroom Five

11'4" into recess x 8'4" (3.45m into recess x 2.54m)

Having a central heating radiator and a PVCu double glazed window to the front elevation.

Contemporary Four Piece Bathroom

9'1" x 6'7" (2.77m x 2.01m)

Fitted with a contemporary white four-piece suite comprising a low level WC with chrome push button flush, wall mounted ceramic wash hand basin with chrome monobloc mixer tap, panelled bath with central chrome mixer tap and a single width shower enclosure with folding glazed door, wall mounted chrome mains fed shower unit with shower attachment and rain shower head above. Porcelain tiled floor, porcelain tiled splash-backs, central heating radiator, recessed LED down-lighters, extractor fan and a PVCu obscure glazed window to the side elevation.



OUTSIDE

Frontage & Driveway

The property occupies this delightful edge of estate position and has a shared access block paved driveway which leads to the properties own independent generous parking area with a block paved driveway and turning area providing off-road car standing for approximately six to seven vehicles and leads to a detached brick built garage. To the front of the property are delightful well maintained fore-gardens with an attractive hedgerow boundary, an area laid to lawn and a granite paved pathway with blue slate borders which gives access to the front entrance door and continues down the side of the property giving access to the gas and electric meters. Timber gated access leads to the enclosed rear garden.



Double Detached Garage

19'10" x 18'9" (6.05m x 5.72m)

With two electric remote control up and over doors, power and light. Outside lighting.

Enclosed Rear Garden

To the rear of the property is a delightful landscaped, enclosed rear garden with a granite paved patio area with block paved border, a shaped lawn and a timber framed pergola seating area. Railway sleeper steps lead down to a lower level garden with an area of lawn and raised level railway sleeper planting beds. The garden is enclosed by a wall and fence panelled boundary. Outside lighting and security lighting with Smart CCTV security system with three cameras and motion alerts which can be viewed on a mobile phone. There is a further timber framed pergola at the rear of the family room.



Council Tax Band - South Derbyshire G




Total area: approx. 194.7 sq. metres (2095.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The 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 by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(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 	

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Council Tax Band: G
Tenure: Freehold

