

Fletcher & Company

22 Milton Road, Repton, Derby, DE65 6FZ

Offers Over £1,200,000

Freehold



- Ideal for a Large Family
- Superbly Appointed Throughout
- Spacious & Versatile Accommodation
- Elevated Position on Milton Road
- Impressive Entrance Hall
- Stunning Open Plan Living Space
- Six Double Bedrooms & Four Bathrooms
- Extensive Driveway & Detached Garage
- Private South Facing Rear Garden
- Viewing Highly Recommended





Summary

A fabulous, six double bedroom, modern, detached residence occupying a prime position in the historic village of Repton.

The property occupies an elevated position on Milton Road, set back behind a block paved driveway providing off-road parking for multiple vehicles and giving access to a detached double garage with electric doors. To the rear of the property is a fabulous, private, south facing, rear garden with extensive decked seating/entertaining area, good sized lawn and well-established borders.

The house benefits from sealed unit double glazing and gas central heating as well as underfloor heating to the ground floor. There is also air conditioning in some of the rooms and built-in surround sound speakers. Your first impression on entry is a fabulous hallway with full height view over the staircases to the first and second floor along with a double glazed roof light creating a light and airy environment. In addition, there is a fitted guest cloakroom, lounge with log burner, separate study, open plan L-shaped living space with dining area, lounge area with bifold doors and quality fitted kitchen with built-in appliances, inner lobby and utility room. The first floor galleried landing is a true feature of the sale and leads to a principle bedroom with en-suite shower room, three further double bedrooms and a principle bathroom. The second floor landing leads to two double bedrooms, both with walk-in cupboards and an en-suite shower room.

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The Location

The South Derbyshire village of Repton is famous for its Historic public school and is a highly desirable residential location. Other amenities in the village include St Wystan's and Springfield primary school. There is a range of amenities, predominantly along the high street, including shops, retail outlets and a good selection of popular pubs/restaurants. Neighbouring Milton is home to the feeder school of Repton Preparatory and the village of Willington offers an excellent range of amenities including walks along the Trent and Mersey canal and a train station. Other nearby places of interest include Calke Abbey at Ticknall and reservoirs at Staunton and Foremark. Repton is convenient for excellent transport links, particularly the A38 and A50 and is close to major employers in the area. It is also convenient for East Midlands Airport.

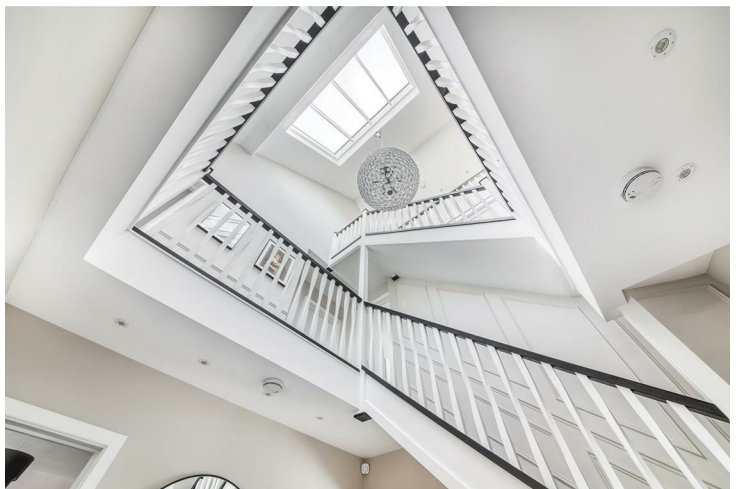
Accommodation

Ground Floor

Entrance Hall

11'9" x 10'8" (3.59 x 3.27)

A panelled and sealed unit double glazed entrance door with matching double glazed sidelights provides access to impressive hall with fabulous high vaulted ceiling and incorporating staircase to first and second floor with stylish balustrade and large sealed unit double glazed roof light providing much light to the property. Please note the ground floor of the property has underfloor heating. There is also a feature tiled floor, recessed doormat and feature wood panelling.



Inner Lobby

7'1" x 4'8" (2.16 x 1.43)

With continuation of the tile flooring.

Large Fitted Guest Cloakroom

7'7" x 3'9" (2.32 x 1.15)

Partly tiled with a contemporary white suite comprising low flush WC, wash handbasin with mixer tap, continuation of the tile flooring and sealed unit double glazed window to side.



Lounge

17'3" x 10'9" (5.27 x 3.30)

Having a feature fireplace with cast iron log burner and slate tiled hearth, built-in surround sound speakers and sealed unit double glazed window to front with bespoke shutters.



Study

11'6" x 9'10" (3.52 x 3.00)

With useful fitted storage cupboard and sealed unit double glazed window to front with bespoke shutters.

Stunning Open Plan Living Space

13'9" x 9'9" (4.20 x 2.99)



Dining Area

Featuring a tile floor, built-in surround sound speakers, stylish cast iron log burner and sealed unit double glazed bifold doors with bespoke shutters to garden.



Lounge Area

Continuing with the tile flooring, built-in surround sound speakers, air conditioning unit and sealed unit double glazed bifold doors opening onto decked terrace and garden beyond.



High Specification Fitted Kitchen

Featuring stylish worktops with tiled surrounds, matching island/breakfast bar, inset one and a quarter sink unit with Quooker mixer tap, inset five plate gas hob with extractor hood over, integrated fridge freezer, two dishwashers, Neff microwave, two ovens, coffee machine and LED plinth lighting.



Utility Room

13'4" x 8'6" (4.07 x 2.60)

Comprising stylish worktops with tiled surrounds, inset sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for fridge freezer, washing machine and tumble dryer, bespoke fitted shoe storage and shelving and sealed unit double glazed door with matching sidelight to garden.



Feature Galleried Landing

13'11" x 12'4" (4.26 x 3.76)

Having a stylish balustrade, wood panelled walls and sealed unit double glazed window with bespoke shutters to front elevation.



Principle Bedroom

14'9" x 12'5" (4.52 x 3.81)

Comprising central heating radiator, fitted wardrobe, air conditioning unit, surround sound speakers and sealed unit double glazed window to rear with bespoke shutters.



Superbly Appointed En-Suite Shower Room

10'0" x 12'5" (3.05 x 3.81)

Partly tiled with a white suite comprising low flush WC, vanity unit with twin wash handbasins and drawers beneath, large walk-in shower cubicle, chrome towel radiator and sealed unit double glazed window with bespoke shutters to rear.



Double Bedroom Two

13'1" x 11'2" (3.99 x 3.42)

With central heating radiator, air conditioning unit, fitted wardrobe and sealed unit double glazed window to rear with bespoke shutters.



Double Bedroom Three

12'4" x 10'8" (3.77 x 3.26)

Having a central heating radiator, fitted wardrobe and sealed unit double glazed window to front with bespoke shutters.



Double Bedroom Four

11'6" x 10'7" (3.53 x 3.23)

With central heating radiator, fitted wardrobe and sealed unit double glazed window to front with bespoke shutters.



Principle Bathroom

9'8" x 8'0" (2.96 x 2.46)

Superbly appointed and partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, panelled bath, separate shower cubicle, chrome towel radiator and sealed unit double glazed window to rear with bespoke shutters.



Second Floor Landing

12'4" x 6'11" (3.78 x 2.11)

A semi-galleried landing with far-reaching views through the roof light, two sealed unit double glazed windows to rear elevation, central heating radiator and storage into eaves.

Double Bedroom Five

14'8" x 13'3" (4.48 x 4.05)

With central heating radiator, fitted wardrobe, two sealed unit double glazed Velux windows to rear and door to walk-in storage cupboard.



Well Appointed En-Suite Shower Room

8'5" x 4'0" (2.59 x 1.23)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with drawer beneath and shower cubicle.



Double Bedroom Six

13'10" x 13'4" (4.22 x 4.08)

Having a central heating radiator, fitted wardrobe and two sealed unit double glazed Velux windows to rear and door to walk-in storage cupboard housing the hot water cylinder.



Well Appointed Shower Room

8'5" x 4'0" (2.57 x 1.22)

Appointed with low flush WC, vanity unit with wash handbasin and drawer beneath and shower cubicle.



Outside

The property occupies a fabulous elevated plot set up from Milton Road. To the rear is an extensive decked terrace ideal for entertaining. This drops away to a large lawn with herbaceous borders containing shrubs and trees and offering a very high degree of privacy. Access to the side can be gained via a ledge and brace timber gate. The rear garden also features ornamental lighting and outdoor power.

The front of the property is an extensive block paved driveway with sleeper edged borders providing off-road parking for multiple vehicles to the front and to the side of the property. There are attractive block edged herbaceous borders beneath two main gable ends containing flowering plants and shrubs. There is also a detached double garage.



Garage

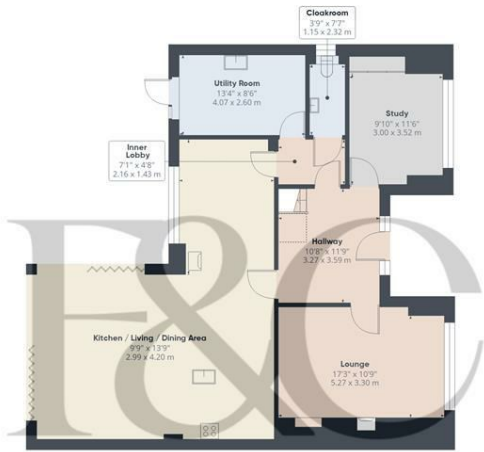
17'3" x 16'5" (5.28 x 5.01)

With pitched tile roof, electric door, power and lighting.

Council Tax Band G







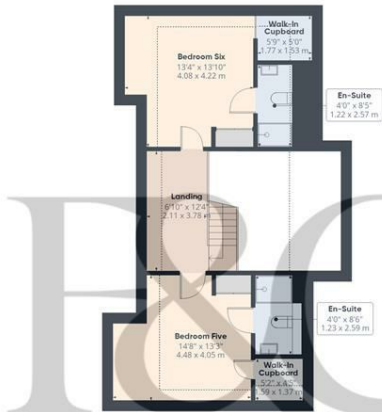
Floor 0 Building 1



Floor 1 Building 1

Approximate total area[®]
2976 ft²
276.8 m²

Reduced headroom
162 ft²
15 m²



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(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

22 Milton Road
Repton
Derby
DE65 6FZ

Council Tax Band: G
Tenure: Freehold

