

# Fletcher & Company

2 Old Mill Mews (Plot 2), Repton, Derby, DE65 6GQ

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Price £1,200,000

Freehold

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- Stunning Alexander Bruce Estates Courtyard Development
- Flagship Model with Large Garden and Woodland
- Double Garage
- Spacious Lounge and Separate Study
- Fabulous Open Plan Living Kitchen
- Utility and Boot Room
- Five First Floor Bedrooms, Two Ensuites and Bathroom
- Ideal for a Large Family
- Rarity on Market
- Highly Desirable Village Location in Repton







## Summary

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Fletcher & Company are delighted to welcome Alexander Bruce Estates to the village of Repton with another prime courtyard development of 6 homes which are under construction and available for early reservation / purchase. Alexander Bruce have an envious reputation for developing within conservation areas and restoring listed buildings. They are a multi-award winning well-renowned developer of prestigious courtyards and the availability of this latest courtyard is much awaited.

Located on the fringe of Repton Village abutting the open countryside the courtyard has been designed sensitively to provide managed car parking arrangements, and having walled gardens which benefit from well thought out landscaping taking advantage of the suns aspect.

This is the flagship model within this fine development. A stunning large executive detached home ideal for a large family. It also comes with the rare benefit of a small woodland to the rear of the plot ideal for lovers of wildlife. Internally the accommodation has oak doors with quality ironmongery throughout and crafted window furniture and also benefits from brand new double glazing and bifold doors and comprises spacious and inviting entrance hall, fitted guest cloakroom, dual aspect lounge with feature fireplace, study, fabulous large open plan living kitchen ideal for modern family life with lounge area, dining area and high spec fitted kitchen with island and integrated appliances, utility room and rear boot room giving access to the garden. To the first floor there is a master bedroom with dressing room and large ensuite shower room, guest bedroom with dressing area and ensuite shower room, 3 further bedrooms and principal bathroom. Outside a generous garden, woodland and detached double garage with double width driveway in front.

The property has a 10 year warranty.

THIS PLOT IS AVAILABLE ON A PRESALE/TURNKEY BASIS. EARLY RESERVATION WELCOMED.  
PERSONALISE FIXTURES AND FITTINGS WHERE POSSIBLE.

# F&C

### **The Location**

The village of Repton is famous for its historic public school as well as the feeder school of Repton Preparatory in neighbouring Milton. The village itself has some charming, period architecture and an excellent range of amenities including extremely popular pubs/restaurants, village shop, butchers, gym/swimming pool, Springfield primary and St Wystan's school. The neighbouring village of Willington combines to offer a further range of amenities including canal side walks along the Trent and Mersey canal, further popular pubs as well as a train station and a further range of amenities. Repton is highly convenient for easy access to Derby, Nottingham and Burton upon Trent. Major employers in the area include Rolls Royce, Toyota and JCB. There are excellent major transport links nearby including the A50 and A38 as well as easy access to East Midlands airport.

### **Accommodation**

#### **Ground Floor**

With air source heat pump providing underfloor heating throughout the ground floor.

#### **Entrance Hall**

21'6" x 10'3" (6.55m x 3.12m)

With a choice of oak flooring, tiling or LVT flooring and an oak staircase.

#### **Fitted Guest Cloakroom**

5'9" x 5'3" (1.75m x 1.60m)

With Villeroy and Boch sanitaryware and ceramic tiling.

#### **Living Room**

22'9" x 13'6" (6.93m x 4.11m)

With two oak beams and woodburner.

#### **Study**

12'0" x 9'9" (3.66m x 2.97m)

### **Living Kitchen/Dining**

30'9" x 28'3" (9.37m x 8.61m)

With Owen Williams kitchen, quartz worktops and ceramic tiling.



### **Utility**

8'6" x 8'0" (2.59m x 2.44m)

### **Boot Room**

8'6" x 4'9" (2.59m x 1.45m)

### **First Floor Landing**

With hot water radiators throughout the first floor accommodation.

### **Principle Bedroom**

16'3 x 14'9" (4.95m x 4.50m)

### **Dressing Room**

7'9" x 7'9" (2.36m x 2.36m)

### **En-Suite**

9'9" x 7'9" (2.97m x 2.36m)

With Villeroy and Boch sanitaryware and ceramic tiling.

### **Bedroom Two**

15'9" x 15'0" (4.80m x 4.57m)

**En-Suite**

8'6" x 5'3" (2.59m x 1.60m)

With Villeroy and Boch sanitaryware and ceramic tiling.

**Bedroom Three**

15'9" x 9'9" (4.80m x 2.97m)

**Bedroom Four**

11'3" x 9'9" (3.43m x 2.97m)

**Bedroom Five**

11'3" x 8'6" (3.43m x 2.59m)

**Bathroom**

8'9" x 7'3" (2.67m x 2.21m)

With Villeroy and Boch sanitaryware and ceramic tiling.

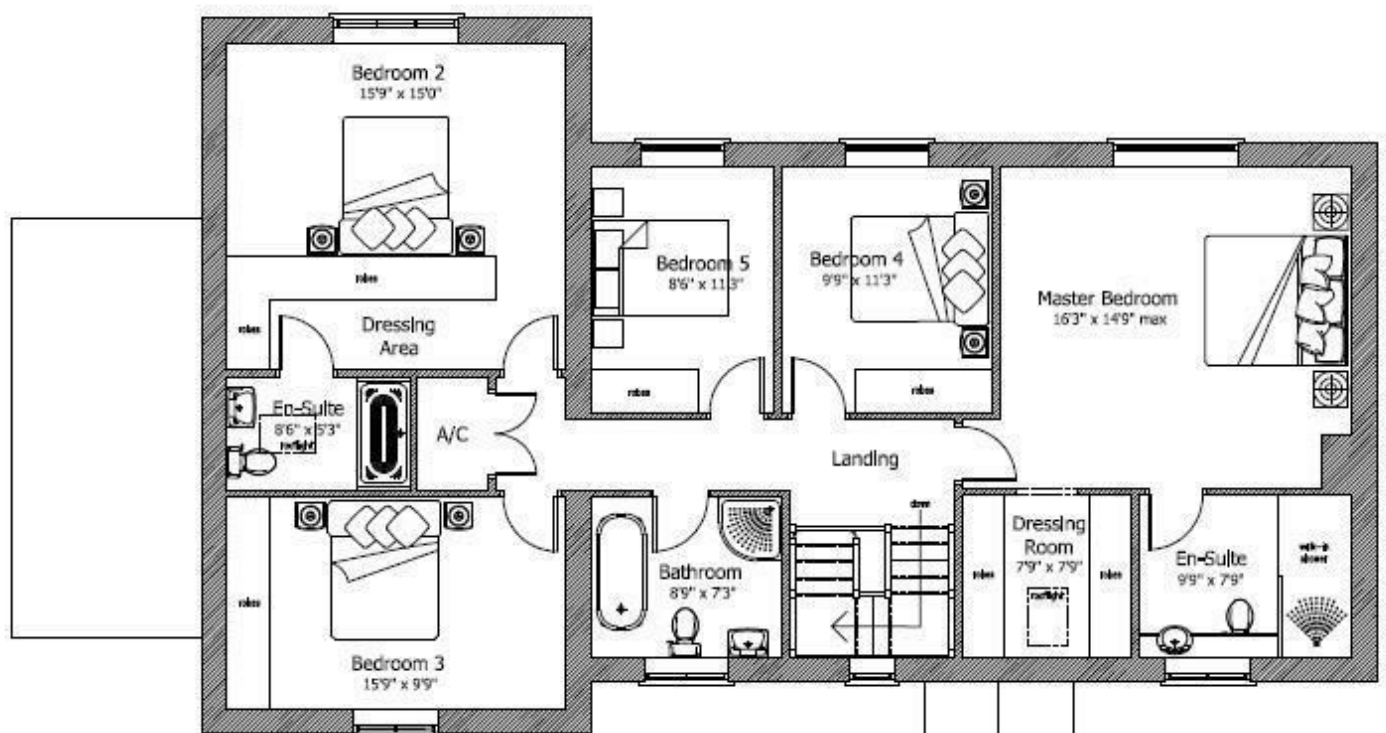
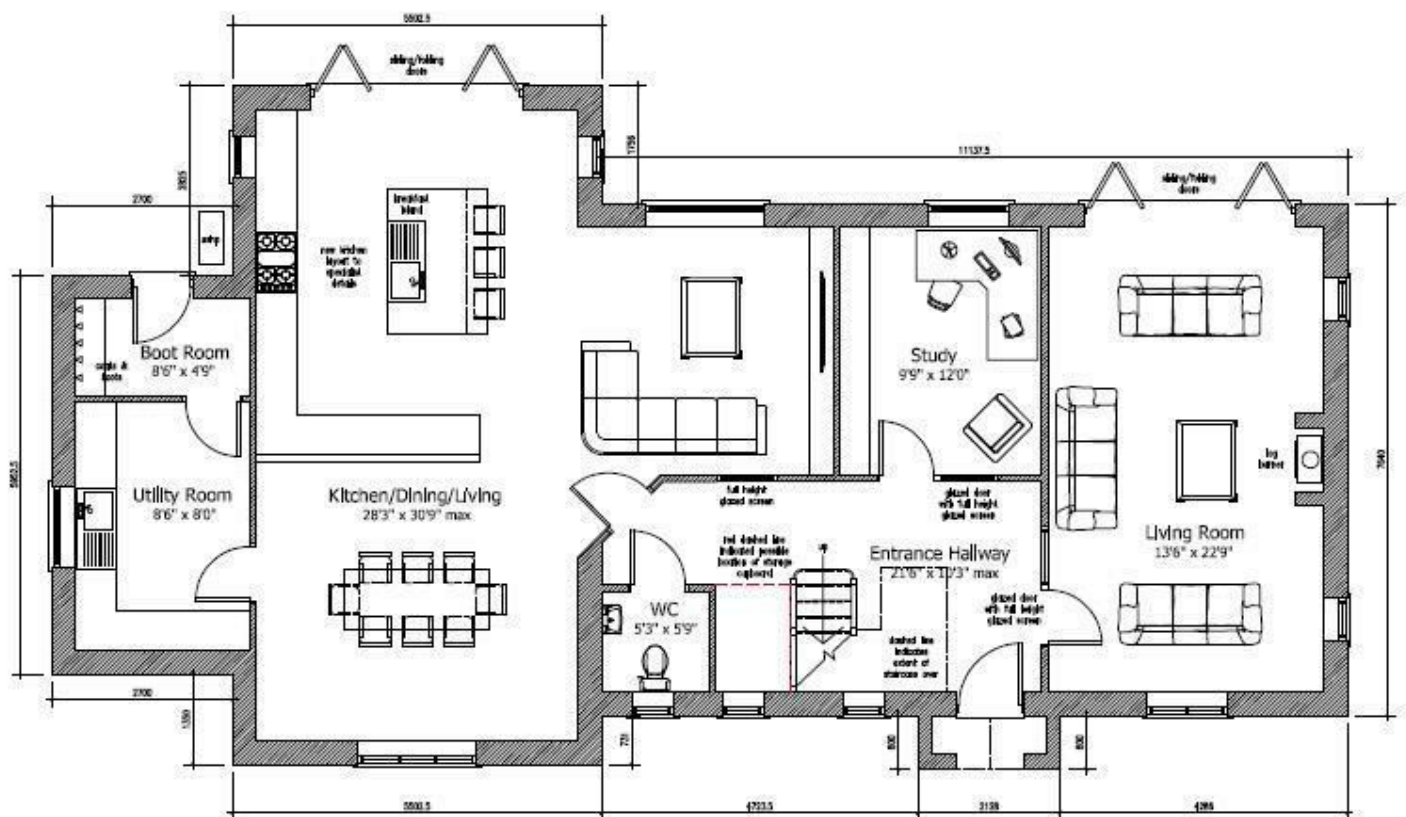
**Outside**

With walled garden to rear with paved patio, driveway, car port and garage. The property also benefits from clay roof tiles and metal rainwater goods.

**Council Tax Band****Estate Charge**

The property is subject an estate charge for the upkeep/maintenance of the communal courtyard. Amount to be confirmed.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

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Tenure: Freehold

