

Fletcher & Company

70 Holloway, Repton, Derby, DE65 6RH

Offers Around £795,000

Freehold



- Ideal for a Large Family
- Highly Desirable Village Location
- Extremely Spacious & Well-Proportioned Throughout
- Hallway with Guest Cloakroom
- Large Open Plan Living Kitchen with Dining Room & Utility off
- Lounge & Study
- Two Bedrooms with En-Suite Facilities, Three Further Bedrooms & Bathroom
- Double Width Driveway & Detached Double Garage
- Large Rear Garden
- Fine Elevated Position





Summary

A substantial, five bedroom, detached, family home occupying a particularly good plot on the edge of this estate in the highly desirable village of Repton.

Offering extremely spacious and well-proportioned accommodation, ideal for a large family, the property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, lounge, separate study, dining/family room, superb open plan living kitchen and utility off. The first floor galleried landing leads to a principle bedroom with en-suite bathroom, a second double bedroom with en-suite shower room, three further good sized bedrooms and a principle bathroom.

Externally, the property is set up on an elevated plot affording far-reaching views to the front. Adjacent to the property is a double width driveway providing ample off-road parking and access to a detached double garage. To the rear of the property is a large, mainly lawn garden with patio area.

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The Location

Repton is a highly desirable village, famous for its public school as well as St Wystan's school and Repton Preparatory school in neighbouring Milton. Springfield primary school is within the village of Repton which offers a range of facilities including restaurants, popular pub and village shop. Neighbouring Willington offers a further range of amenities including train station and canal side walks. Repton is also convenient for Burton, Derby and Nottingham And has excellent transport links to major employers.

Accommodation

Ground Floor

Entrance Hall

13'5" x 9'5" (4.11 x 2.88)

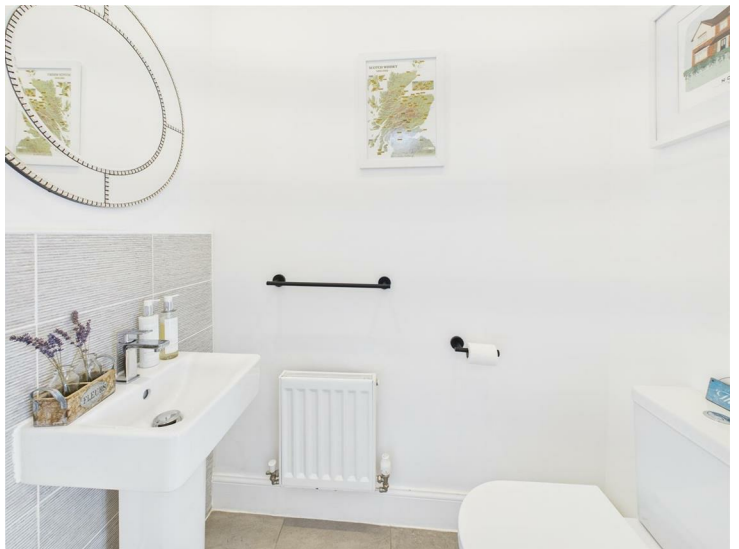
A panelled and sealed unit double glazed entrance door with double glazed sidelights provides access to hallway which gives a fabulous first impression, a light and airy space with central heating radiator, feature staircase to first floor with understairs cupboard, tiled floor and recessed ceiling spotlighting.



Fitted Guest Cloakroom

5'4" x 3'1" (1.65 x 0.95)

Appointed with a low flush WC, pedestal wash handbasin with tiled surround, central heating radiator and recessed ceiling spotlighting.



Formal Lounge

18'9" x 12'6" (5.72 x 3.83)

With two central heating radiators, TV and telephone points and double glazed cant bay window with bespoke shutters offering fabulous open views over mature trees.



Study

11'3" x 10'7" (3.45 x 3.25)

Having a central heating radiator, telephone jack point, feature wood panelled wall, double glazed window to side and matching cant bay window to front with bespoke shutters again with fabulous views.



Superb Living Kitchen
20'10" x 19'9" (6.37 x 6.04)



Lounge / Dining Area

With central heating radiator, recessed ceiling spotlighting, tile flooring, sealed unit double glazed Velux window and double glazed bifold doors to garden.

Living Kitchen

Comprising of an extensive range of wood effect preparation surfaces with matching upstands, feature island/breakfast bar, two tone gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset five plate AEG gas hob with extractor hood over, integrated fridge freezer and dishwasher, central heating radiator, recessed ceiling spotlighting and door to dining room/sitting room.



Utility

7'6" x 5'6" (2.30 x 1.68)

Comprising wood effect worktop, stainless steel sink unit, fitted base cupboard, wall mounted cupboard, appliance space for washing machine and tumble dryer, wall mounted gas fired boiler and panelled and glazed door to side.

Dining Room / Sitting Room

12'5" x 11'5" (3.79 x 3.50)

With central heating radiator, tiled flooring and double glazed French doors to garden.



First Floor Landing

17'0" x 13'5" (5.20 x 4.09)

A feature galleried landing with central heating radiator, useful storage cupboard, double glazed window to front with impressive view, airing cupboard housing the hot water cylinder and recessed ceiling spotlighting.



Bedroom One

14'6" x 11'1" (4.42 x 3.40)

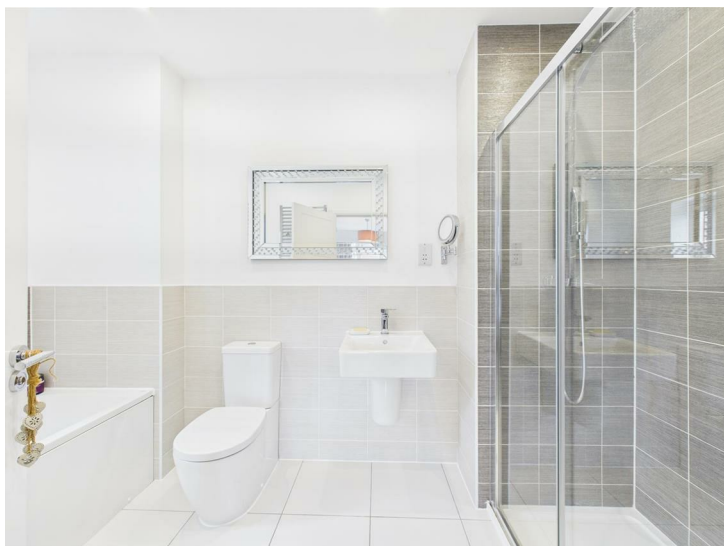
Having a central heating radiator, double glazed window to rear and door to en-suite.



En-Suite Bathroom

11'1" x 5'6" (3.39 x 1.70)

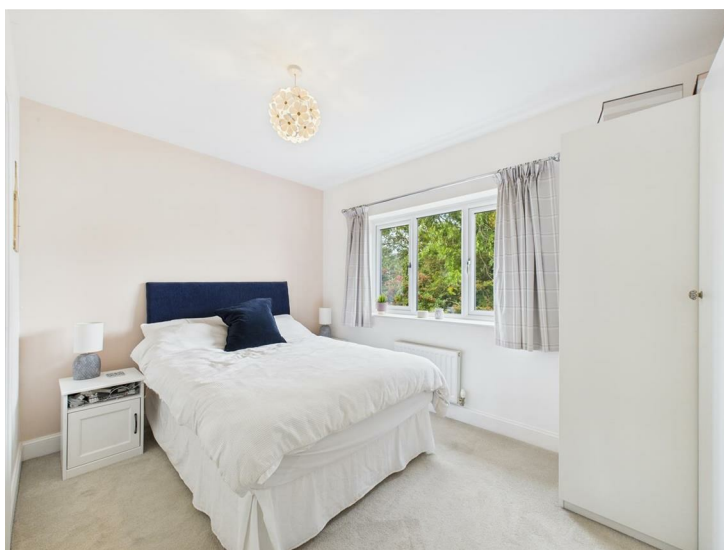
Mainly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath, double shower cubicle, chrome towel radiator, recessed ceiling spotlighting, shaver point and double glazed window to side.



Bedroom Two

12'9" x 8'7" (3.90 x 2.63)

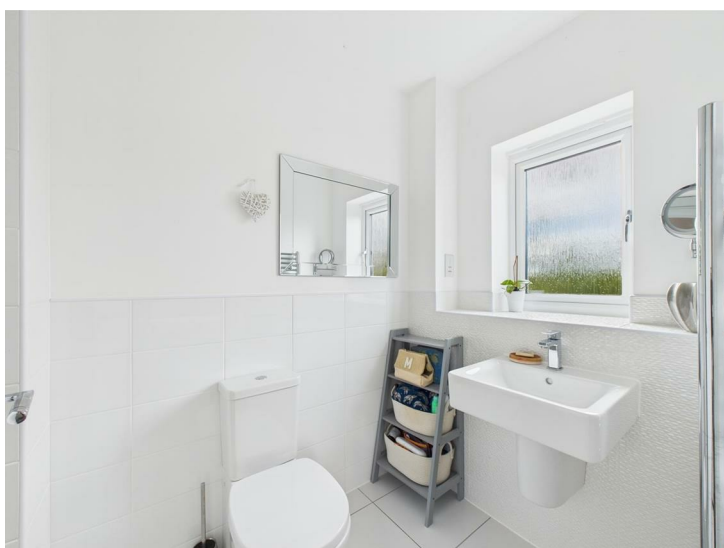
With central heating radiator, double glazed window to rear and door to en-suite.



En-Suite Shower Room

8'3" x 4'8" (2.54 x 1.44)

Mainly tiled and appointed with a low flush WC, half pedestal wash handbasin, double shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed window to side.



Bedroom Three

13'3" x 9'8" (4.04 x 2.96)

Having a central heating radiator and double glazed window to rear.



Bedroom Four

8'11" x 8'2" (2.74 x 2.51)

With central heating radiator and double glazed window to front with views.



Bedroom Five

11'1" x 7'7" (3.39 x 2.33)

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



Bathroom

8'4" x 6'7" (2.55 x 2.01)

Mainly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath, shower cubicle, chrome towel radiator, recessed ceilings spotlighting, shaver point and double glazed window to side.



Outside

The property occupies a fabulous, edge of estate location set up in an elevated position affording attractive open views over communal grounds, trees and fields in the distance. There is a double width driveway and detached garage.

To the rear of the property there is a private, substantial garden with good sized patio area off the living kitchen which is ideal for outdoor dining. This gives way to a generous sized lawn bounded by timber fencing and brick walling incorporating plants and shrubs with some mature trees. There is a side pedestrian gate giving access to the garage as well as an outdoor tap and power.



Double Garage

20'4" x 19'8" (6.22 x 6.00)

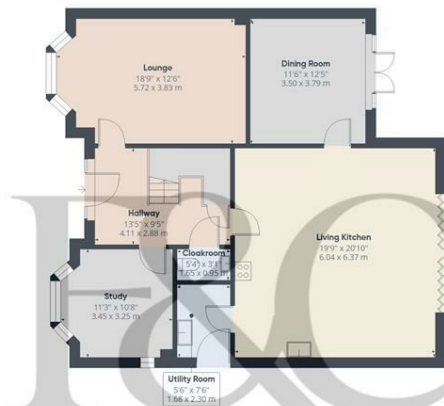
With twin up and over doors, lighting and electric vehicle charging point.

Council Tax Band G

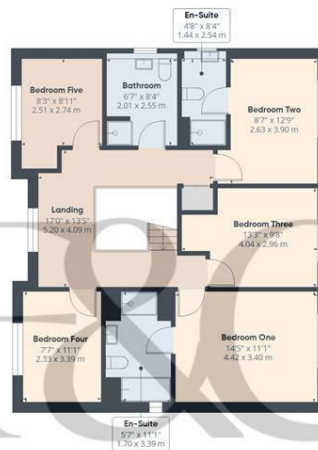


Management Fees

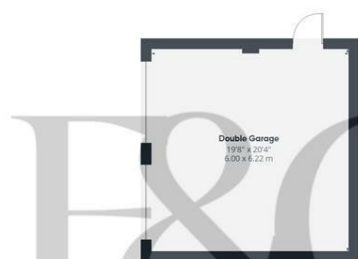
Please note, we have been informed by the vendor that there is an annual estate service charge for the upkeep of the estate of £240.16. This is paid every six months at a rate of £120.08. Should you proceed with the purchase of this property this must be verified by your solicitor.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 2363 ft²
 219.7 m²

(1) Excluding balconies and terraces

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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Council Tax Band: G
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	