



Longlands
Repton Derby



Property Description

A beautifully presented and well located substantial detached family home on a corner plot in a desirable residential location with views over playing fields to the front and a majority walled rear garden. The property was constructed by Miller Homes in 2016 and has the remainder of a 10 year NHBC guarantee. Having the benefit of gas fired central heating and double glazing the accommodation briefly comprises:- Entrance hallway, Dual aspect lounge, beautiful kitchen with integrated appliances, study, cloakroom/wc, Dining room, master bedroom suite, three further bedrooms. Outside there is a single garage, tarmac driveway providing off road tandem parking, private beautifully landscaped rear garden. Beautifully presented, must be viewed!

Entrance

Front panelled composite entrance door with inset double-glazed panels and opaque glazed fan light leading to:

Spacious Entrance Hallway

A particular feature being that it is a galleried hall, having open spindle staircase off to the first floor, a door off to a useful understairs store which has the fuse box, coat hanging hooks and utility storage space, central heating radiator, two UPVC double glazed windows either side of the front entrance door with fitted window blinds, further door off to:-

Lounge

20' 6" x 10' 10" (6.25m x 3.30m)
Dual aspect lounge having UPVC double glazed window to the front elevation, fitted window blind, double opening UPVC double glazed French doors to the rear - also with fitted blinds, two central heating radiators.

Kitchen

14' x 13' 2" max (4.27m x 4.01m max)
Having UPVC double glazed window to the rear, one to the side and double opening French doors to the side giving access to the rear garden - all with fitted blinds, feature Karndean, a range of matching base and wall units with laminated work surfaces over, matching upstands, single drainer one and a quarter bowl stainless steel sink with chrome mixer tap over, Zanussi five-burner gas hob with double width extractor hood and stainless-steel splashback to the cooking area, eye level Zanussi electric fan assisted oven and grill. Other integrated appliances comprise of:- fridge/freezer, and dishwasher.

Study

9' 11" x 6' 11" (3.02m x 2.11m)
Having UPVC double glazed window to the rear with fitted blind, central heating radiator.

Cloakroom/Wc

Off the entrance hall having two-piece modern white suite comprising pedestal wash hand basin with chrome mixer tap and ceramic tile splashback, low level wc, part ceramic tiled walls, central heating radiator, Karndean flooring matches that of the kitchen, UPVC double glazed opaque window to the side, inset spotlights to the ceiling.

Dining Room

9' 10" x 10' 1" (3.00m x 3.07m)
Having UPVC double glazed window to the front, fitted blinds and central heating radiator.

First Floor

Featured galleried landing with open spindled balustrade, UPVC double glazed window to the front elevation with fitted window blind, central heating radiator, door giving access to the boiler cupboard which houses the Potterton gas fired central heating boiler.

Master Bedroom Suite

17' 6" overall measurement x 11' 3" (5.33m overall measurement x 3.43m)

Ensuite Shower Room

Having a generously sized ensuite shower room comprising double width glazed shower cubicle with a mains chrome shower - rain head and separate shower attachment, fully tiled to the cubicle, extractor fan, wash hand basin with chrome mixer tap and low level wc, part ceramic tiled walls, Kardean floor covering, UPVC double glazed opaque window to the side elevation, inset spotlights to the ceiling.

Bedroom area

UPVC double glazed window to the rear elevation provides far reaching views over open countryside which must be viewed to be fully appreciated, central heating radiator, two double door fronted fitted wardrobes with hanging rails and shelving, further UPVC double glazed window to side elevation.

Bedroom Two

11' x 10' 3" (3.35m x 3.12m)

Having UPVC double glazed window to the rear, central heating radiator, double door fronted fitted wardrobe.

Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m)

Having UPVC double glazed window to the front elevation with fitted blinds, central heating radiator.

Bedroom Four

9' 11" x 7' 6" (3.02m x 2.29m)

Having UPVC double glazed window to the front elevation, central heating radiator, to the front are far reaching views over open countryside and children's play area. A lovely open aspect to both front and rear elevations.

Family Bathroom

Partly tiled with a white suite comprising low level wc, pedestal wash hand basin, panelled bath with shower over, central heating radiator, inset spotlights.

Outside

Having feature wrought iron railings to the front of the property which provide an enclosure for the front low maintenance paved fore garden, covered canopy to the front door area and outside light. To the side is a tarmac driveway providing off road tandem parking for two vehicles, leading to a single pitched roof brick garage with electric remote up and over door, light and power, electric charging point, timber gate to the side gives privacy and access to the rear garden.

The wrought iron railing continues all the way around the periphery of the property where there are further low maintenance garden areas with feature box hedging, slate chipped garden area for ease of maintenance, variety of mature shrubs.

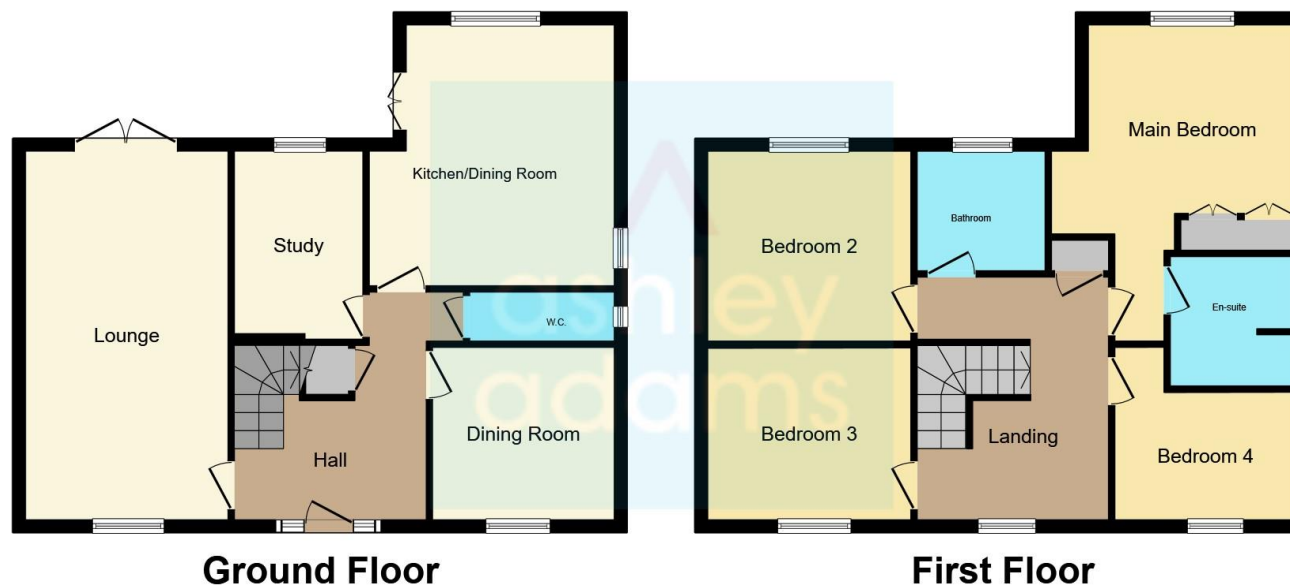
Gate in to the side garden provides potential for extension to the property, subject to buyers' requirements and planning permission.

Beautifully landscaped rear garden, majority of it is walled which adds a further feature, particularly private with a good-sized porcelain paved patio beyond the French doors from the kitchen, outside tap, outside power point, outside lighting. Shaped lawn flanked with borders inset with a variety of trees and shrubs, mature olive trees, slate paved border area. Beautifully presented - must be viewed!









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