



Coppice Rise  
Repton Derby



# Coppice Rise Repton Derby DE65 6SN

for sale offers over  
**£625,000**



## Property Description

Stunning, well presented, high specification 1646 square ft four bedroom home located on a generous plot in the sought-after village of Repton comprising a modern fitted kitchen/diner, utility room, spacious lounge, study, family bathroom and two ensuite shower rooms. With beautiful landscaped gardens and far reaching views over a vista of trees, simply must be viewed.

Benefitting from uPVC double glazing, gas central heating and underfloor heating, the accommodation in brief comprises: Reception hallway with LVT flooring; spacious lounge with feature herringbone pattern flooring and French doors opening onto the rear garden; separate study/playroom; cloakroom with WC; stunning modern fitted open plan kitchen/diner with a range of high quality fitted units and worksurfaces, Neff oven and hob, further integrated appliances including wine cooler; utility room, master suite with fitted wardrobes and modern ensuite shower room; bedroom two with second ensuite shower room; two further double bedrooms, modern fitted three piece family bathroom, chrome sockets & switches throughout.

Outside to the front of the property is a low maintenance lawned front garden flanked with borders inset with a variety of plants and shrubs, feature dwarf brick retaining wall, block paved driveway providing tandem off road parking for three vehicles leading to a detached brick pitched roof garage. Having gate to the side providing privacy and access to the beautifully landscaped rear garden.

## Entrance

Having front composite entrance door with inset double glazed panels and matching attached side panels leading to:-

## Spacious Entrance Hall

Having LVT flooring, all floors to the ground are underfloor heated, burglar alarm control panel, inset spotlights to the ceiling, oak open dog leg staircase off to the first floor, useful understairs store which houses the hub for the under floor heating, internet and consumer unit for the alarm system, also a good space for storage, door giving access to:-

## Cloaks/Wc

Having two piece modern white suite comprising low level WC, wash hand basin fitted to vanity unit with storage beneath, chrome mixer tap over, part ceramic tiled walls, the LVT flooring continues from the hall, inset spotlights and extractor to the ceiling.

## Spacious Lounge

16' 7" x 11' 4" ( 5.05m x 3.45m )

Accessed via an oak framed and glazed door, having feature herringbone Karndean flooring, UPVC double glazed double opening French doors to the rear giving access to the garden, matching attached side panels, chrome sockets and light switches, underfloor heating.

## Study/Playroom

11' 3" x 7' 9" ( 3.43m x 2.36m )

Accessed via an oak framed and glazed door, having UPVC double glazed window to the front elevation with fitted blind, Karndean herringbone flooring, inset spotlights to the ceiling, chrome sockets and light switches, underfloor heating.

## Open Plan Kitchen/Diner

22' 5" x 11' 7" ( 6.83m x 3.53m )

plus 10'2(3.09m) x 6'9 (2.05m) L Shaped Room

Accessed via an oak framed and glazed door, beautiful open plan living kitchen with kitchen, dining and seating area. The kitchen area comprises a range of matching base and wall units with roll edged laminate work surfaces over, single drainer one and a quarter stainless steel sink unit with chrome mixer tap over, a range of integrated appliance comprising Neff electric fan assisted oven and grill fitted to eye level, Neff induction hob with stainless steel extractor hood over, glazed splashback to the cooking area, integrated under unit wine cooler and dishwasher, fridge freezer. LVT flooring continues from the entrance hall, plinth heater, natural stone tiled splashbacks, matching upstands to the work surfaces, UPVC double glazed window to the side elevation, inset spotlights to the ceiling, chrome sockets and light switches.

The dining and living areas have beautiful triple bifold doors to the rear giving access and aspect to the rear garden, inset spotlights, continuation of the LVT flooring, underfloor heating. Oak door gives access to:-

## Utility Room

7' 10" x 5' 6" ( 2.39m x 1.68m )

Having a range of matching base units to match the kitchen, roll edged laminate work surfaces, matching upstands, single drainer stainless steel sink unit with chrome mixer tap over, two UPVC double glazed windows to the side elevation with fitted window blinds, LVT flooring continues, under floor heating, chrome sockets and light switches. inset spotlights and extractor fan to the ceiling, plumbing and space for an automatic washing machine, Ideal boiler provides domestic hot water and central heating, under unit space for a tumble dryer, half glazed panelled door gives access to the rear garden and to the drive,

## Landing

Having loft access, inset spotlights to the ceiling, open oak spindle balustrade, an oak door gives access to the boiler cupboard housing the pressurised hot water cylinder.

## Master Bedroom Suite

18' 11" x 11' 5" ( 5.77m x 3.48m )

Max overall measurement to include dressing room

The dressing area has two triple door mirror fronted fitted wardrobes with hanging rails and shelving for ease of storage.

The bedroom area has central heating radiator, feature part panelled wall, chrome sockets and light switches, UPVC double glazed window to the rear elevation with beautiful views over the garden and vista of trees and open fields beyond the garden, oak door off to:-

## Ensuite Shower Room

Having a three piece modern white suite, glazed double width shower cubicle with a chrome mains shower, having rain head and separate shower attachment, fully tiled to the cubicle, wash hand basin fitted to vanity unit with chrome mixer tap over, low level WC, LVT flooring, double width chrome wall mounted heated towel rail, UPVC double glazed opaque window to the rear elevation, inset spotlights and extractor to the ceiling.

## Bedroom Two

15' 9" x 11' 6" ( 4.80m x 3.51m )

Having UPVC double glazed window to the rear giving aspect over the garden and woodland beyond, chrome sockets and light switches, central heating radiator, oak door gives access to:-

## Ensuite Shower Room

Having a three piece modern white suite, glazed double width shower cubicle with a chrome mains shower, having rain head and separate shower

attachment, fully tiled to the cubicle, wash hand basin fitted to vanity unit with chrome mixer tap over, low level WC, laminate flooring, chrome wall mounted heated towel rail, UPVC double glazed opaque window to the rear elevation, inset spotlights and extractor to the ceiling.

## Bedroom Three

11' 1" x 8' 8" ( 3.38m x 2.64m )

Having a UPVC double glazed window to the front elevation, central heating radiator.

## Bedroom Four

11' 1" x 8' 8" ( 3.38m x 2.64m )

Having UPVC double glazed window to the front elevation, feature part panelled wall, central heating radiator.

## Family Bathroom

Having a three piece modern white suite comprising panelled bath with bifold glazed shower screen over, mains chrome shower over bath, with chrome bath/shower mixer tap, wash hand basin with chrome mixer tap over, low level WC, all with concealed plumbing, part ceramic tiled walls, UPVC double glazed opaque window to the front elevation, laminate flooring, shaver point, inset spotlights and extractor to the ceiling, wall mounted chrome heated towel rail.

## Outside

To the front of the property is a low maintenance lawned front garden flanked with barked borders inset with a variety of plants and shrubs, having sloping block paved path to the front door area with covered storm porch and lighting, Ring doorbell, feature dwarf brick retaining wall, block paved driveway providing tandem off road parking for three vehicles leading to a detached brick pitched roof garage, lighting to the side of the property, gate and fence to the side providing privacy and access to the rear garden which has been beautifully landscaped, having a large stone paved patio around the rear of the property, outside tap, outside power socket, outside lighting and a shaped lawn. Fully enclosed with fencing, having a further paved patio to the rear section of the garden, dwarf brick retaining wall with inset raised borders, side access door to:-

## Double Garage

20' 7" x 10' 6" ( 6.27m x 3.20m )

Larger than standard garage with electric up and over door, roof storage and further storage to the rear of the garage, light and power.

## Agent Note

There is a service charge for the common outside areas at approximately £520 per year payable bi-annually.



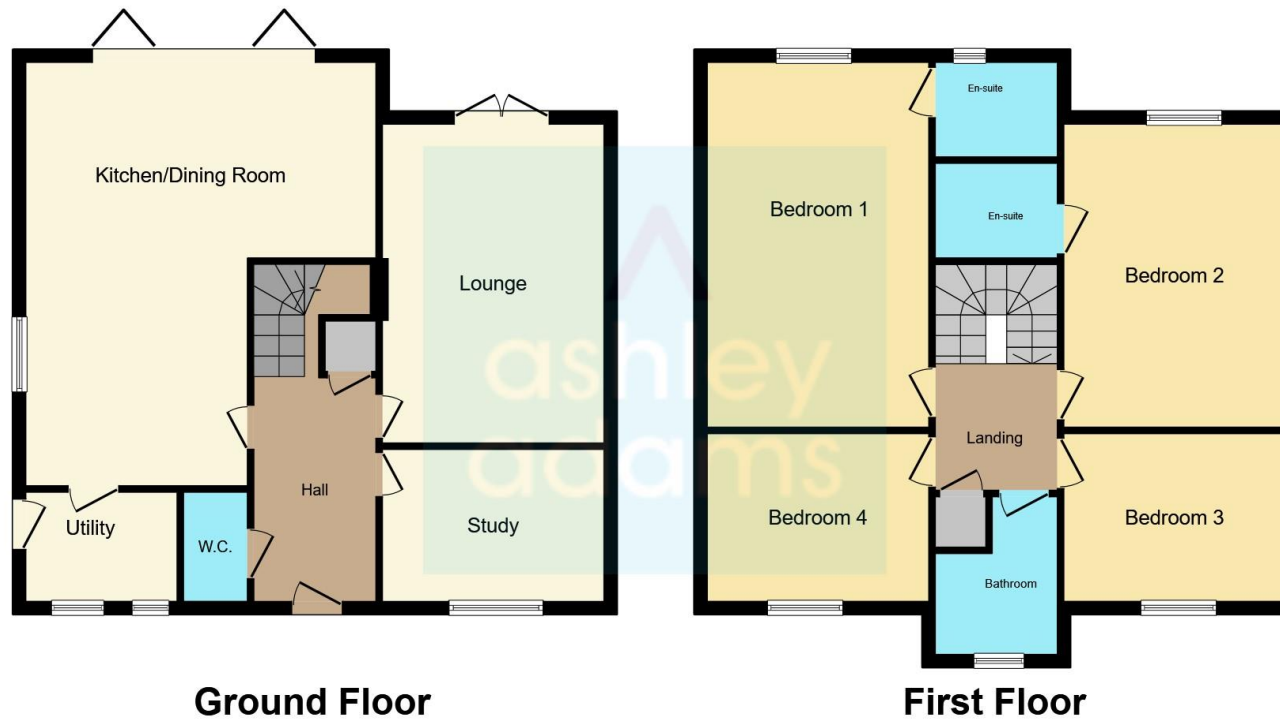












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