



Main Street
Repton Derby



Property Description

A beautifully presented semi-detached family home in the desirable village of Repton. The property has been thoughtfully extended to provide spacious and modern living spaces that are perfect for families or individuals. A particular feature of this property is the generous beautifully landscaped private garden which must be viewed to be fully appreciated. Briefly comprising entrance hall, lounge, dining kitchen which has a dining room area and a breakfast kitchen area, ground floor wet room, conservatory, three double bedrooms, a fourth bedroom/study and a family bathroom. The property is fully equipped with gas central heating, providing year-round comfort and warmth. With a peaceful location on the outskirts of the village, this home must be viewed. Outside - the garden is glorious and has a wealth of features which must be viewed to be fully appreciated, having lawned walkways with paved stepping stones over, meandering around borders inset with a variety of mature trees and shrubs which lead down the garden. Half way down the garden is a timber arch which is covered with clematis, slate chipped and paved paths, greenhouse, vegetable plot areas, to the bottom of the garden is a large timber shed with light and power. The glorious vista of established trees add privacy to the garden.

Area Information

Repton is famous for its public school and also provides an excellent range of amenities including St Wystans school, reputable primary school, selection of shops and reputable village inns/ restaurants including the well regarded Bulls Head and the Boot Inn (finalist in the Muddy Stilletos awards 2024) easy access is available to Derby and Burton upon Trent as well as major employers in the area.

Entrance

Front UPVC double glazed entrance door with matching attached side panel, leading to:-

Entrance Hall

Having oak effect flooring, central heating radiator, oak framed and glazed door, leading to:-

Lounge

17' 6" x 12' 10" (5.33m x 3.91m)

Having UPVC double glazed walk in bay to the front elevation, UPVC double glazed window to the side, fitted blinds, wood effect flooring, inset spotlights to the ceiling. The lounge extends out providing potentially a study area, having two central heating radiators, timber framed and glazed door leading to:-

Dining Kitchen

Dining Room

9' 9" x 9' (2.97m x 2.74m)

Having ceramic tiled flooring, part panelled walls, central heating radiator, wide opening to:-

Breakfast Kitchen

15' 1" x 14' 8" (4.60m x 4.47m)

Beautifully proportioned room with a range of matching base and wall units, high quality laminate work surfaces, single drainer acrylic sink unit with chrome mixer tap over, centre island with breakfast seating and storage beneath, space for a fridge freezer, newly installed Belling Range cooker with double width extractor hood over included in the selling price, ceramic tiled splashbacks, ceramic tiled flooring continues through from the dining room, wall mounted Ideal boiler providing domestic hot water and central heating, plumbing and space for an automatic washing machine, space for a tumble dryer, integrated dishwasher, inset spotlights to the ceiling, UPVC double glazed window to the rear elevation, double opening UPVC double glazed French Doors lead on to the conservatory, there is also a panelled door to:-

Ground Floor Wet Room

Having low level WC, wash hand basin with chrome mixer tap over, showering area with chrome mains shower, inset spotlights to the ceiling, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the side elevation, extractor fan, tiled flooring and drainage.

Conservatory

11' 5" x 12' 5" (3.48m x 3.78m)

Being of dwarf brick wall and UPVC double glazed construction, having top opening vents, opaque glazed pencil light panels to the side, having a pitched glazed roof, wood effect flooring, central heating radiator, double opening French doors to the side offering access to a beautiful view of the garden which is particularly private and mature with a lovely vista of trees.

First Floor Landing

Having open spindle balustrade, loft access, partly boarded loft area, pull down ladder, central heating radiator.

Bedroom One

14' 8" x 9' 5" (4.47m x 2.87m)

Having UPVC double glazed window to the rear giving gorgeous aspect over the garden, central heating radiator.

Bedroom Two

12' 5" x 9' 9" (3.78m x 2.97m)

Having UPVC double glazed window to the front elevation, central heating radiator, inset spotlights to the ceiling.

Bedroom Three

9' 11" x 9' 8" (3.02m x 2.95m)

Minimum measured to the front of a double mirror fronted sliding door wardrobe with hanging rail, central heating radiator, open storage above the wardrobe, UPVC double glazed window with fitted window blind to the side elevation.

Bedroom Four

9' 5" Maximum x 6' (2.87m Maximum x 1.83m)

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

Bathroom

Having a four piece white suite comprising panelled bath with chrome mixer tap over, wash hand basin with chrome mixer tap fitted to vanity unit with storage beneath, low level WC, corner glazed shower cubicle with a mains chrome shower with rain head shower and separate shower attachment and extractor fan. UPVC double glazed opaque window to the side elevation with fitted window blind, vinyl tiled flooring, wall mounted chrome heated towel rail, loft access.

Outside

To the front of the property is a block paved car parking, blocked paved path leading to the front door area with covered storm porch, shared tarmac driveway leads down the side of the property to an attached timber door fronted side car port which makes it particularly private and provides a secure enclosure for pets and small children. The car port runs along the side of the property making it particularly useful, having an outside tap and outside lighting.

Garden

The garden is glorious and has a wealth of features which must be viewed to be fully appreciated, having lawned walkways with paved stepping stones over, meandering around borders inset with a variety of mature trees and shrubs which lead down to the garden. There is a pergola, paved patio that wraps around the side and to the rear providing seating. Half way down the garden is a timber arch which is covered with clematis, slate chipped and paved paths, greenhouse, vegetable plot areas, to the bottom of the garden is a large timber shed with light and power. The glorious vista of established trees add privacy to the garden.









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