



High Street
Repton Derby



Property Description

A beautifully presented three storey, three bedroom semi-detached family home in the heart of highly desirable Repton village with a secure private rear garden. The property benefits from gas fired central heating system and UPVC double glazing with accommodation to the ground floor briefly comprising:- Generous lounge/ diner with feature fireplace and log burning stove, fitted kitchen and corridor to the staircase. To the first floor there is a spacious landing, two double bedrooms and family bathroom. To the second floor is the master bedroom. Outside, to the side of the property is the garden which is fully enclosed and laid mainly to lawn with a variety of shrubs inset and a paved patio area. Repton itself 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 Boot Inn (named Pub of the Year at the AA Hospitality Awards 2016). Easy access is available to Derby and Burton upon Trent as well as major employers in the area.

Lounge/ Diner

10' 6" x 22' 2" max into chimney breast recess (3.20m x 6.76m max into chimney breast recess)
Having solid oak entrance door, two UPVC double glazed windows to the front elevation, one to the side elevation giving an aspect over the garden, two central heating radiators, feature exposed brick fireplace with oak mantle over and Piazzetta log burning stove, archway leading to the staircase and glazed door leading to:

Kitchen

5' 2" x 13' 6" (1.57m x 4.11m)
Having a range of matching wall and base units with wooden work surfaces over, Belfast drainer and a quarter sink unit with chrome mixer tap over, stainless steel extractor fan, tiled splashback, integrated dishwasher, space for fridge/ freezer, oven & washing machine. There are two UPVC double glazed windows to the front elevation one to the rear elevation and spotlights to the ceiling.

First Floor Landing

Having central heating radiator, UPVC double glazed window to the side elevation and door leading to staircase to the second floor.

Family Bathroom

Having a modern three piece white suite comprising of panelled bath with chrome mains shower head over, pedestal wash hand basin with chrome mixer tap over and low level W.C. There are two UPVC double glazed windows to the front elevation, spotlights & extractor fan to the ceiling and heated towel rail.

Bedroom Two

13' 4" x 10' 7" (4.06m x 3.23m)
Having central heating radiator, spotlights to the ceiling and UPVC double glazed window to the side elevation giving an aspect over the garden.

Bedroom Three

8' 8" x 9' 1" (2.64m x 2.77m)

Having central heating radiator and two UPVC double glazed windows to the front elevation, exposed beam & spotlights to the ceiling.

Bedroom One

15' 9" x 15' 5" (4.80m x 4.70m)

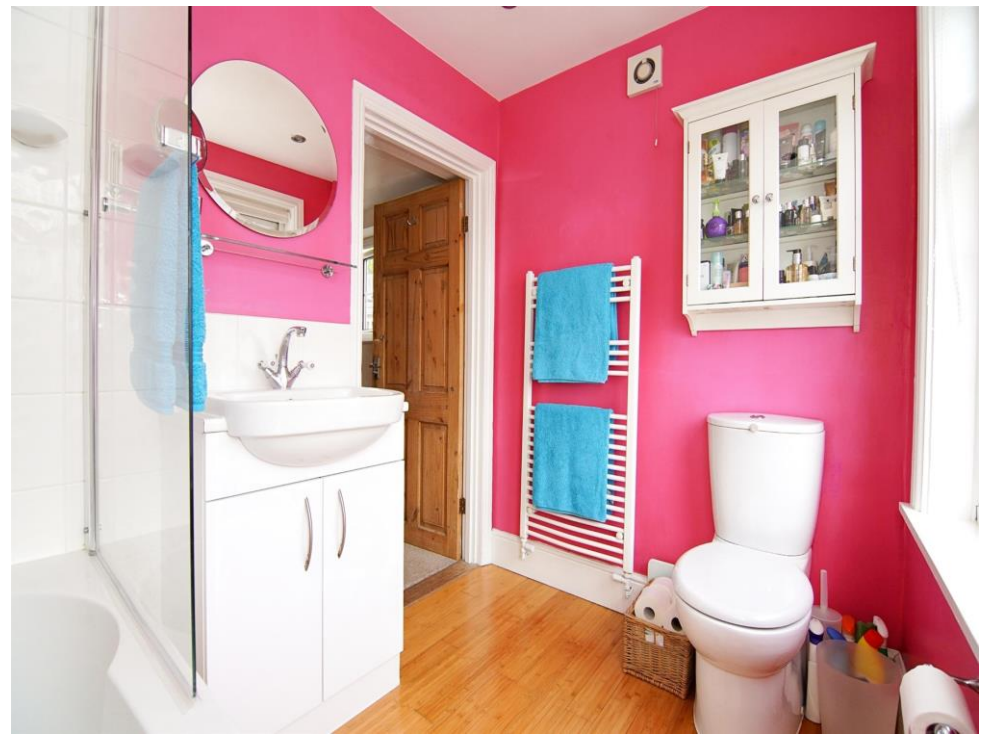
Measured under sloping ceiling.

Having beamed ceiling, two central heating radiators and UPVC double glazed window to the front elevation.

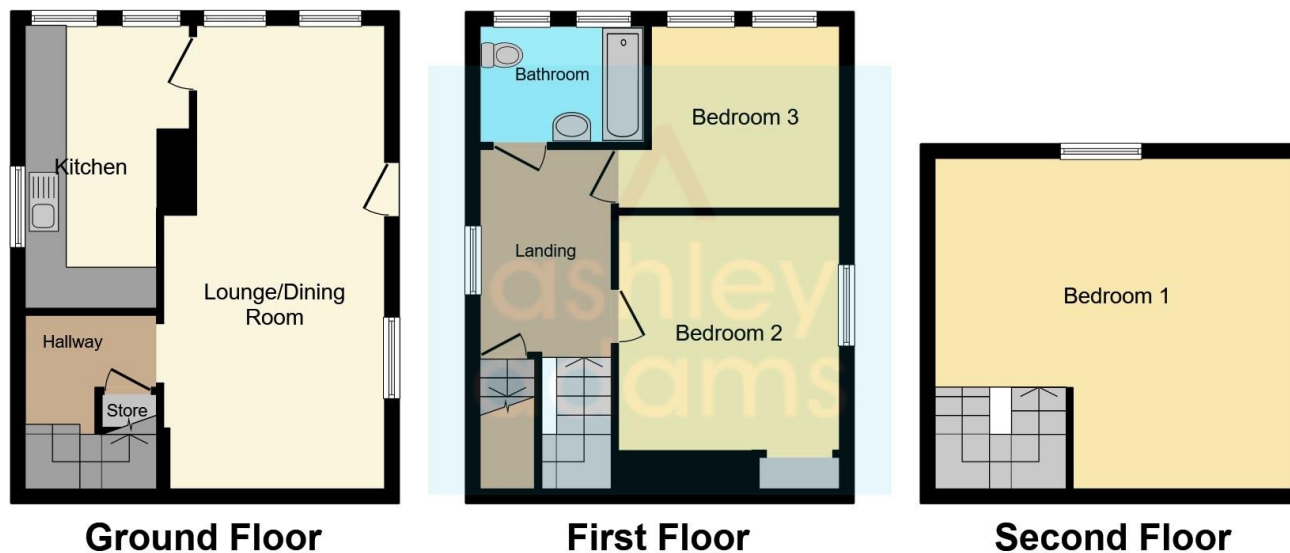
Outside

The property is accessed via a timber gate which leads into the side garden and to the front door. The garden is fully enclosed and laid mainly to lawn with a variety of shrubs inset and has a paved patio area accessed from the front entrance door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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