

High Street

Repton, Derby, DE65 6GF

John 
German





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£425,000

Number 54 is effortlessly elegant, beautifully proportioned, extending to circa 1174 sq ft and centrally located to all of Repton's many highlights. Thoughtfully extended and updated, it offers stylish accommodation across its three floors, equally matched by gorgeous landscaped gardens to the rear.

Repton is an outstanding south Derbyshire village known for its famous school, pretty period houses and excellent village amenities including local stores and numerous excellent eateries with even more available in the neighbouring village of Willington which also boasts its own train station. The village is well-placed for the nearby centres of Derby, Burton-on-Trent, Ashby-de-la-Zouch with excellent access to the A38, A50 and beyond providing links with Uttoxeter, Nottingham and further afield.

Sitting high back from the road behind a beautiful mature flowering garden with a gated approach you will find number 54. A deceptively sized Edwardian three storey home which has undergone an exhaustive programme of extension and improvement. A look inside will reveal a very stylish family home finished in calm neutral tones throughout, offering a harmonious blend of traditional charm and contemporary style. Over the three floors you will find immaculate interiors, making it the perfect place to settle down without needing to lift a finger.

The front living room features a log burner, perfect for enjoying cosy evenings in, there is mellow oak flooring underfoot, high ornate cornice ceiling above and window with shutters to the front.

Adjacent and lying open plan to the living room is the formal dining room which has original full height butler's pantry cupboard with stripped pine doors and drawers.

The refitted kitchen is a true highlight of this home offering a sociable kitchen diner set up that is perfect for both cooking and entertaining. It is beautifully appointed with an extensive array of cabinets around the room offset by gleaming granite countertops and returns with inset under counter sink with feature pull out mixer tap above. There is a Smeg range cooker, a range of hidden integral appliances throughout the kitchen and there is plenty of room for a family breakfast table and informal family seating area. The kitchen also has a fabulous feature part vaulted ceiling with inset skylights which flood the room with the afternoon sunshine.

Last but not least, there is a refitted luxurious ground floor shower room/cloakroom.

Moving upstairs to the first floor which features a stunning king size bedroom running full width of the front of the house with feature decorative cast iron fireplace and two front facing sash windows with plantation style shutters. Bedroom two is another double and enjoys a view over the rear garden.

The family bathroom doesn't disappoint, spacious and refitted with freestanding roll top statement bath alongside separate tiled shower cubicle with WC and a wide vanity unit with inset wash hand basin. A place to soak away the day's stresses with a glass of wine.

Clever and skilful conversion of the attic space provided another double bedroom with eaves storage recess and dual aspect skylights flooding the room with natural daylight.

Outside to the rear you will find beautifully maintained sunny south-west facing gardens laid to lawn with flowering borders. There is a paved patio area perfect for alfresco dining. Meanwhile, the additional decked sun terrace is ideal for a spot of lounging and a morning coffee with the papers.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

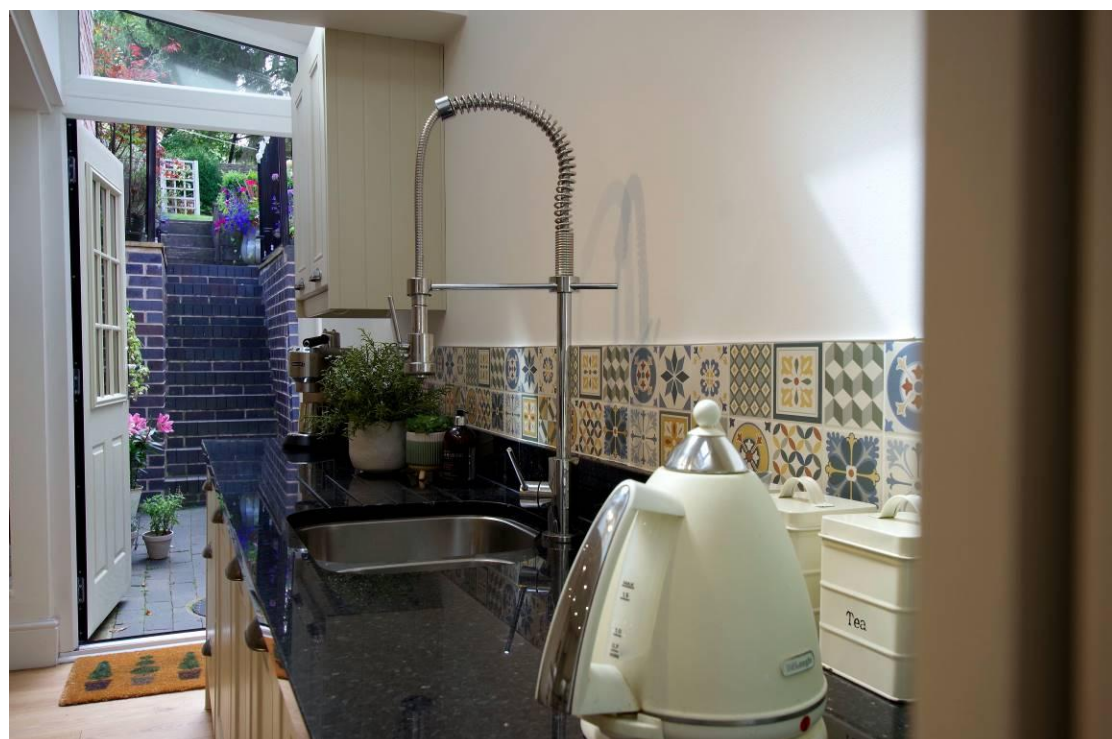
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/16082024

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Ground Floor



Floor 2



Floor 3

Approximate total area⁽¹⁾

Reduced headroom

109.15 ft²

10.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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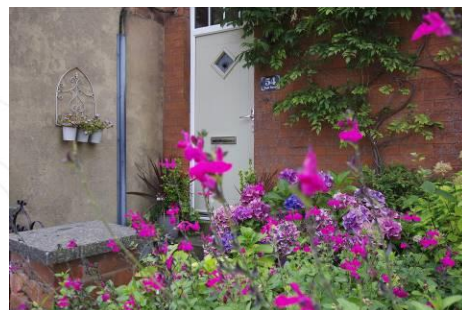
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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