

# Broomhills Lane

Repton, Derby, DE65 6FS

John   
German





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£975,000

A photograph of a modern brick house with a large lawn and a wooden fence. The house is a two-story structure with a gabled roof and a balcony. The lawn is well-maintained and green. The sky is blue with some clouds. The overall scene is bright and sunny.

**This gorgeous contemporary home is tucked away upon a private 0.25 acre plot or thereabouts, offering beautifully presented and stylish spacious interior alongside family living right in the very heart of historic Repton village.**

Repton speaks for itself, it's the ancient capital of Mercia and this historical village has a vibrant community with many pubs, restaurants, clubs and is home to one of Britain's oldest and finest public schools, founded in 1557 by Sir John Port. In addition, other notable schools in the area include Repton Prep, Denstone College, Derby Grammar School and Derby High School.

Road communication links in the area are excellent with Birmingham, Leicester, Derby and Nottingham all within commuting distance via the A50 and A38 trunk roads, as are the M1 and M6 motorways. Rail links and East Midlands Airport are also within easy reach. The area offers a wide range of sporting facilities including sailing clubs at Swarkestone, Foremark Reservoir and Staunton Harold Reservoir, and motor racing at Donington Park. The Peak District National Park, with superb walks is easily accessible from Repton.

The property itself sits well back from the lane behind an impressive driveway frontage providing parking for several vehicles flanked either side by shaped lawns with screening hedges. A stylish grey entrance door swings open to reveal an impressive reception hallway with warm oak flooring underfoot and a feature part glazed staircase which leads to the first-floor landing and sitting area above. From the hall, oak doors lead off and immediately to your left is a fabulous sized multi-aspect living room with a feature Gazco remote control living flame fire and a full width glazed set of bi-fold doors run along one wall and open to reveal the patio area and gardens beyond, seamlessly blending the indoors with outside. The dining/sitting room is a flexible multipurpose living space and has a glazed door with flanking picture window overlooking and opening out to the main patio making the two rooms a perfect combination for summer entertaining.

The large ground floor bedroom enjoys a lovely view over the rear garden and is perfect for multi-generational living or as a guest's suite. It has fitted mirrored wardrobes together with its own private en suite shower room with wash hand basin, WC and glazed walk-in wet room style shower area with feature pebble floor. The guest's cloakroom features a lovely double vanity unit with high gloss doors, inset double bowl 'his and hers' sinks and large mirror above.

At the heart of this family home is a beautiful high gloss John Lewis Modena Pergamon kitchen with two-tone feature designer cabinets and granite work surfaces that wrap around the room and extend into a breakfast bar, perfect for morning coffee. Integral to the kitchen are a wide range of appliances including Neff induction hob with Miele glass extractor hood over, twin Neff ovens, wine chiller, dishwasher and fridge. The kitchen can easily accommodate a family dining table and has space for informal seating with room for a sofa. Neutral complementary tiled floor runs throughout the kitchen and extends into the large adjoining utility room which is similarly well-appointed including a full height freezer and space for a washing machine and dryer. A useful internal door accesses the double garage and a second door leads onto the rear garden making the utility a practical entrance for kids and dogs after a walk in the nearby fields.

Climb the stairs and you will discover a wonderful part gallery landing with sitting area that features a full height glazed gable window, this area would make an ideal study, sitting space or hobby area. Four truly double bedrooms lie on the first floor with the principal bedroom being a lovely sized dual aspect room with a fitted wardrobe and a stunning luxury en suite shower room. Bedroom two similarly also has its own private contemporary en suite shower room. Bedrooms three and four feature twin French doors that lead out to an adjoining balcony with stainless steel balustrade and glazed panels creating a super sitting area which has lovely views over the gardens below. Last but not least is the luxury family bathroom, with its feature tiled walls and vanity wash basin.

### Outside

As previously mentioned the property has an excellent size driveway plus there is a double garage with an electric up and over entrance door. There is the additional benefit of a second drive to the side of the home. Side access along the property leads you to the rear where the gardens are laid mainly to lawn, they run full width and wrap around to the side with a second patio. The main patio area enjoys great privacy as the gardens are not overlooked to the rear.

**Agents notes:** The house lies along an unadopted lane. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

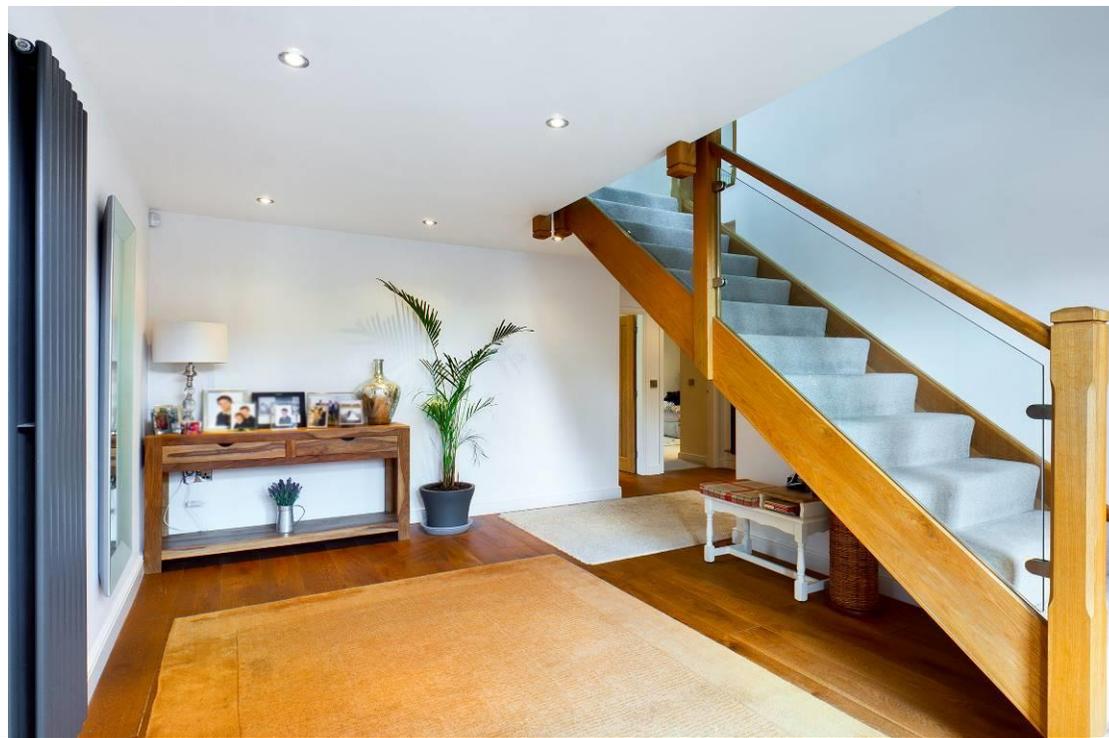
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/09022022/10032025

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band G

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Ground Floor Building 1

Approximate total area<sup>(1)</sup>

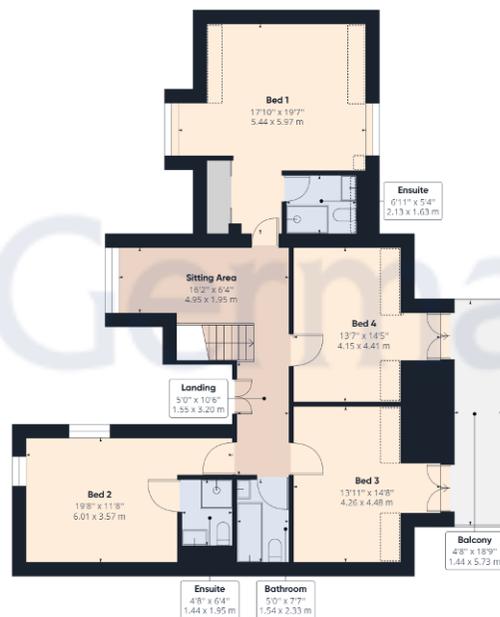
3094.50 ft<sup>2</sup>

287.49 m<sup>2</sup>

Reduced headroom

76.33 ft<sup>2</sup>

7.09 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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