

Fletcher & Company

9 Main Street, Repton, Derby, DE65 6EZ

Offers In Excess Of £610,000

Freehold



- Prime Location in Repton Village
- Extremely Spacious & Superbly Appointed Accommodation
- Extensive Driveway & Detached Double Garage
- Beautifully Private Well-Established Rear Garden
- Entrance Hall with Fitted Guest Cloakroom
- Lounge, Dining Room & Garden Room
- High Specification Fitted Kitchen & Utility
- Principle Bedroom with En-Suite Shower Room
- Three Further First Floor Bedrooms & Bathroom
- Viewing Essential





Summary

This is a fabulous opportunity to acquire a particularly well-appointed, four bedroom, detached residence located close to the heart of this highly desirable village.

The property is superbly maintained with double glazing and gas central heating and comprises an attractive oak framed storm porch giving access to a spacious entrance hall, fitted guest cloakroom, fabulous lounge with feature fireplace and bi fold doors opening into the dining room which in turn leads to a stunning garden room with pitched roof and large picture window overlooking the garden. To the front of the property is a high specification fitted kitchen with integrated appliances and utility room off. A spacious landing leads to a principle bedroom with well-appointed en-suite shower room, three further bedrooms and bathroom.

The property benefits from a substantial driveway and detached double garage with electric door. To the rear of the property is an impressive garden with extensive terrace/patio, lawn, well-stocked borders, screening hedging and additional section to rear housing a greenhouse and timber shed.

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The Location

Repton continues to be one of south Derbyshire's most popular village is noted for its period architecture and historic public school. There is also St Wystan's school and Springfield primary as well as Repton Preparatory in neighbouring Milton. The bustling high street features a shop, pub, restaurants and an architect. Neighbouring Willington offers a further range of amenities including train station and pleasant canal side walks. Repton is convenient for Derby, Burton on Trent, Nottingham and major transport links.

Accommodation

Ground Floor

Impressive Entrance Hall

18'5" x 6'3" (5.63 x 1.92)

An attractive oak panelled entrance door with sealed unit double glazed and leaded inset and sealed unit double glazed side light with fan light over provides access to impressive entrance hall with two central heating radiators, oak flooring, recessed ceiling spotlighting and useful understairs storage cupboard.



Fitted Guest Cloakroom

6'4" x 3'2" (1.94 x 0.98)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to side.

Lounge

16'9" x 13'9" (5.13 x 4.21)

Having a feature fireplace with granite surround and interior and living flame fitted gas fire, central heating radiator, decorative coving, sealed unit double glazed, timber framed French door with matching picture windows overlooking the beautiful garden and sealed unit double glazed, timber framed bifold doors open into dining room.



Dining Room

14'10" x 8'3" (4.53 x 2.53)

With central heating radiator and open access to fabulous garden room.



Fabulous Garden Room

13'6" x 10'10" (4.13 x 3.31)

Having a feature pitched high ceiling incorporating recessed ceiling spotlighting, three double glazed Velux windows, generous sealed unit double glazed, timber framed picture window overlooking garden, French doors to patio area and central heating radiator.



Superb Fitted Breakfast Kitchen

16'9" x 11'3" (5.12 x 3.45)

Comprising a range of granite effect preparation surfaces with matching upstands, inset sink unit, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, wine storage, Neff induction hob with extractor hood over, Neff double oven with warming drawer, integrated fridge freezer and dishwasher, two central heating radiators, underfloor heating, recessed ceiling spotlighting, two double glazed windows to side and one to front and French doors to patio area.



Utility Room

6'3" x 6'1" (1.93 x 1.87)

With granite effect worktops with cupboards above and below, wall mounted combination gas fired boiler, appliance space suitable for washing machine and double glazed door to side.

First Floor Landing

9'7" x 6'9" (2.94 x 2.07)

A spacious semi-galleried landing with feature balustrade, central heating radiator, decorative coving and two double glazed windows to side.



Bedroom One

16'0" x 9'7" (4.90 x 2.94)

With central heating radiator, stylish fitted wardrobes with sliding mirrored doors, decorative coving, recessed ceiling spotlighting and double glazed window to front.



Stylish En-Suite Shower Room

6'2" x 5'6" (1.88 x 1.68)

Fully floor and wall tiled and appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, shower cubicle, chrome towel radiator, underfloor heating, recessed ceiling spotlighting and double glazed window to front.



Bedroom Two

10'9" x 9'8" (3.28 x 2.95)

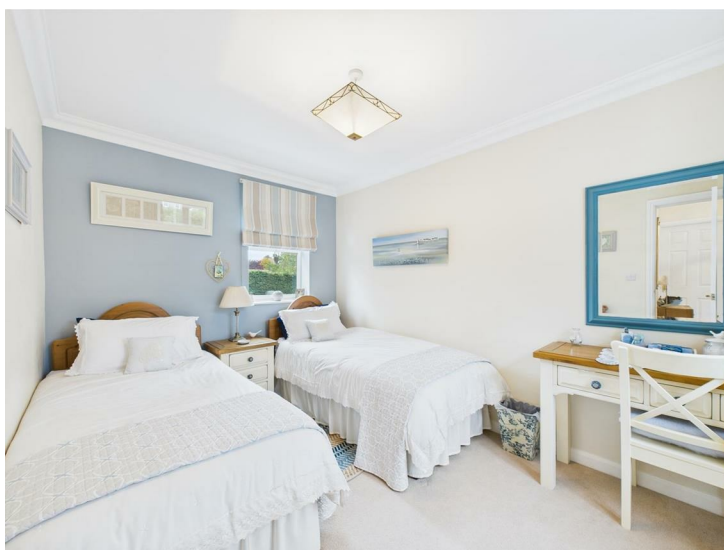
Having a central heating radiator, fitted wardrobes with sliding mirrored doors, recessed ceiling spotlighting, decorative coving and double glazed window overlooking garden.



Bedroom Three

11'10" x 8'3" (3.63 x 2.54)

With central heating radiator, decorative coving and double glazed windows to both front and rear.



Bedroom Four

10'9" x 6'10" (3.30 x 2.10)

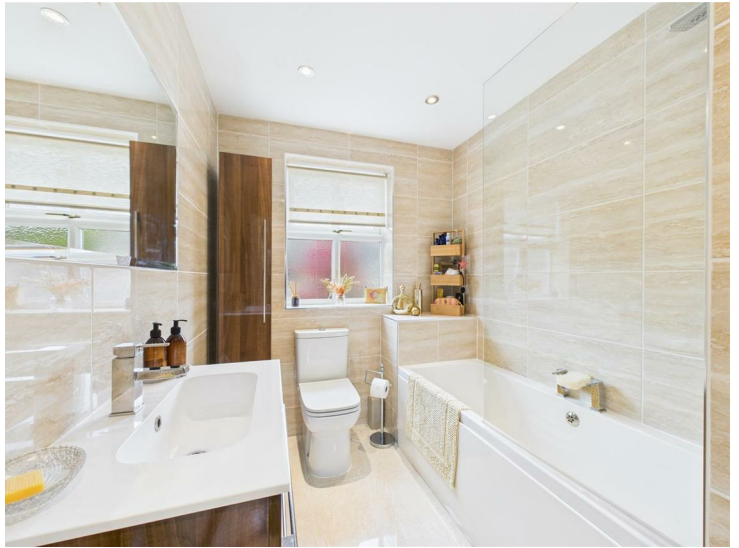
Having a central heating radiator, storage cupboard and double glazed window to rear.



Superbly Appointed Bathroom

9'6" x 6'5" (2.91 x 1.96)

Fully floor and wall tiled and appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, chrome towel radiator, underfloor heating, recessed ceiling spotlighting and double glazed window to side.



Double Garage

15'10" x 15'0" (4.83 x 4.59)

A brick built, detached garage with electric door, power, lighting and pedestrian door to the rear.



Outside

The property is set back from Main Street behind mature trees and brick wall incorporating herbaceous borders and wrought iron gates. This provides pedestrian access to the extensive tarmacadam driveway which provides ample car standing and access to a brick built detached double garage. Steps lead down to a stone terrace which leads to an impressive oak framed storm porch. Access down the side of the property is through a timber gate and leads to a fabulous, well-stocked and extremely well-established, private garden screened by neat hedging. The garden features an extensive terrace which is both accessible from the garden room and the lounge. This creates A superb entertaining space combining the inside accommodation with the outside. Beyond the terrace is a well-kept lawn with brick edged herbaceous borders containing plants, shrubs and Silver Birch trees. A timber framed pergola leads to a useful section of the garden located at the foot which features hard standing ideal for a greenhouse and timber shed as well as further raised beds and flower beds. The garden is a true feature of the sale and must be seen to be fully appreciated.



Council Tax Band F





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1834 ft²
170.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: F
Tenure: Freehold

