

Fletcher & Company

36 Mount Pleasant Road (Plot 1), Repton, Derby, DE65
6GQ

£649,950

Freehold



- Highly Regarded Local Developer Alexander Bruce Estates
- Entrance Hall & Fitted Guest Cloakroom
- Dual Aspect Lounge
- Open Plan Living Kitchen with Utility off
- Principle Bedroom with Dressing Area & En-Suite Shower Room
- Second Bedroom & Bathroom
- Two Further Bedrooms to Second Floor
- Private Walled Rear Garden
- Driveway & Spacious Garage
- High Specification Home in Sought After Village Location





Summary

Fletcher & Company are delighted to welcome Alexander Bruce Estates to the village of Repton with another prime courtyard development of 6 homes which are under construction and available for early reservation / purchase. Alexander Bruce have an enviable reputation for developing within conservation areas and restoring listed buildings. They are a multi-award winning well-renowned developer of prestigious courtyards and the availability of this latest courtyard is much awaited.

Located on the fringe of Repton Village abutting the open countryside the courtyard has been designed sensitively to provide managed car parking arrangements, and having walled gardens which benefit from well thought out landscaping taking advantage of the sun's aspect.

Plot 1 is a recently completed home with 7-year structural warranty, full building regulation approval and insulated to the highest of standards allowing for minimum running costs. The property is extremely comfortable and well-appointed with brand new central heating, brand new double glazed windows and French doors, new bathrooms, kitchens and wiring. Plot 1 is an extremely comfortable home, laid out in such a way offering a lovely atmosphere with traditional oak beams, and many characterful "quirks" making this the most unique home. The property benefits from a good sized garage to rear and additional driveway to side.

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The Location

The village of Repton is famous for its historic public school as well as the feeder school of Repton Preparatory in neighbouring Milton. The village itself has some charming, period architecture and an excellent range of amenities including extremely popular pubs/restaurants, village shop, butchers, gym/swimming pool, Springfield primary and St Wystan's school. The neighbouring village of Willington combines to offer a further range of amenities including canal side walks along the Trent and Mersey canal, further popular pubs as well as a train station and a further range of amenities. Repton is highly convenient for easy access to Derby, Nottingham and Burton upon Trent. Major employers in the area include Rolls Royce, Toyota and JCB. There are excellent major transport links nearby including the A50 and A38 as well as easy access to East Midlands airport.

Accommodation

Ground Floor

Entrance Hall

10'2" x 6'1" (3.10 x 1.87)

A beautiful, panelled, sealed unit double glazed entrance door provides access to hallway with staircase to first floor with feature balustrade, understairs storage cupboard, central heating radiator, telephone jack point, quality LVT flooring, recessed ceiling spotlighting and sealed unit double glazed window to side elevation.



Superbly Appointed Fitted Guest Cloakroom

5'8" x 2'11" (1.75 x 0.89)

Featuring a period style suite comprising low flush WC, wash handbasin, feature wood panelled wall, chrome central heating radiator, LVT flooring and recessed ceiling spotlight.



Living Room

19'5" x 10'1" (5.93 x 3.09)

This is a beautiful, light and airy room with three aspects incorporating sealed unit double glazed window to side and front with matching sealed unit double glazed French doors to garden. There is a feature fireplace incorporating recessed log effect Robeys New Forest electric fire and timber mantle. With central heating radiator, two feature exposed beams, TV aerial point, telephone jack point and recessed ceiling spot lighting.



Stunning Open Plan Living Kitchen

20'6" x 16'1" x 10'9" x 9'6" (6.26 x 4.92 x 3.28 x 2.92)

Comprising lounge/dining area with fabulous feature fireplace to the lounge area with Woodwarm wood burner effect Phoenix natural gas fire with Portland stone hearth and hardwood mantle piece. With central heating radiator, feature exposed beam, TV aerial point, telephone jack point, LVT flooring, recessed ceiling spotlighting and sealed unit double glazed window to front.



Kitchen Area

This is an extension to the existing dwelling with high specification fitted kitchen by Owen Williams kitchens masterclass range. Featuring truly stylish fitted base cupboards and drawers with complementary wall mounted cupboards, open shelving and fabulous illuminated lantern roof over a central, quartz worktop/breakfast bar. With high specification BOSCH appliances including four plate venting induction hob, double oven, integrated BOSCH fridge/freezer, dishwasher, a further range of quartz preparation surfaces with matching upstands, inset BLANCO sink unit with flexible mixer tap, wall mounted gas fired boiler, LVT flooring incorporating underfloor heating, recessed ceiling spotlighting and sealed unit double glazed window and matching French doors to garden.

Utility Room

6'0" x 5'2" (1.85 x 1.59)

Comprising quartz effect worktop with matching upstand, inset stainless steel sink unit with fitted base cupboard, appliance space suitable for washing machine and tumble dryer, chrome towel rail/radiator, LVT flooring and recessed ceiling spotlighting.



First Floor Accommodation

19'5" x 6'1" (5.92 x 1.86)

Having a semi-galleried landing with feature balustrade, staircase to second floor, central heating radiator, three exposed beams, oak panelled door to useful storage cupboard ideal for Hoover, recessed ceiling spotlighting and sealed unit, double glazed windows to front, rear and side.



Principle Bedroom

14'9" x 10'1" (4.51 x 3.09)

With central heating radiator, TV aerial point, telephone jack point, recessed ceiling spotlighting and sealed unit double glazed window to side and rear with the latter offering impressive views in the distance. With dressing area off.



Superbly Appointed En-Suite

7'5" x 4'2" (2.27 x 1.28)

Superbly appointed with Villeroy and Boch suite, low flush WC, vanity unit wash handbasin with drawer beneath, double shower cubicle with rain shower head and further handheld shower, chrome towel rail/radiator, shaver point, recessed ceiling spotlighting and sealed unit double glazed window to front.



Bedroom Two

12'5" x 8'4" (3.81 x 2.56)

With central heating radiator, recessed ceiling spotlighting and sealed unit double glazed window to rear with far-reaching views.



Principle Bathroom

10'0" x 6'4" (3.05 x 1.95)

Again, superbly appointed bathroom with Villeroy and Boch suite comprising low flush WC, vanity unit wash handbasin with drawer underneath, bath, shower cubicle, chrome towel rail/radiator, shaver point, recessed ceiling spotlighting and sealed unit double glazed window to front.



Second Floor Accommodation

10'5" x 6'0" (3.20 x 1.83)

Featuring a semi-galleried landing with attractive balustrade, storage space to eaves, recessed ceiling spotlighting and sealed unit double glazed Velux window to rear.



Bedroom Three

11'3" x 10'0" (3.45 x 3.06)

With central heating radiator, storage space to eaves, recessed ceiling spotlighting and sealed unit double glazed widow to rear.



Bedroom Four

11'3" x 8'5" (3.44 x 2.59)

With central heating radiator, storage space to eaves, recessed ceiling spotlighting and sealed unit double glazed window to rear.



Outside

The property has a beautiful, walled garden with a south-easterly aspect featuring lawn, block paved patio area, rear pedestrian gate to the generous garage behind. The garage features an oak lintel, traditional trussed roof and electrically operated up and over door. To the front of the property, there is a stylish brick wall incorporating timber hand gate and further driveway for off-road parking to side.

Specification

Gas central heating and new sealed unit double glazing.

Underfloor heating to extension.

Feature beams in sitting room and kitchen.

Brand new Owen Williams fitted kitchen with KSG 13mm quartz worktops/breakfast bar (Carrera Silica).

Villeroy and Bosch WC/en-suite/bathroom.

Ceramic tiles to bathrooms.

Oak doors with quality ironmongery.

Private, walled rear garden, paved patio.

Clay paved driveway and generous sized detached garage to rear with electric up and over door.

Clay roof tiles

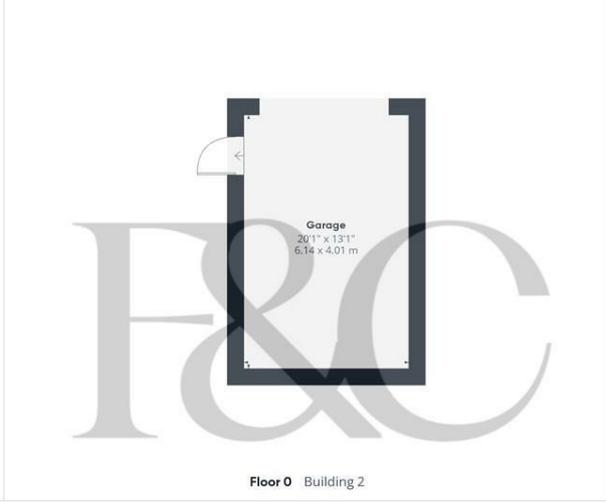
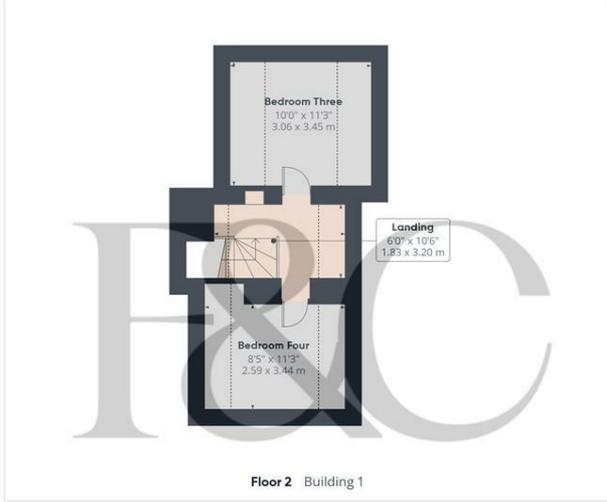
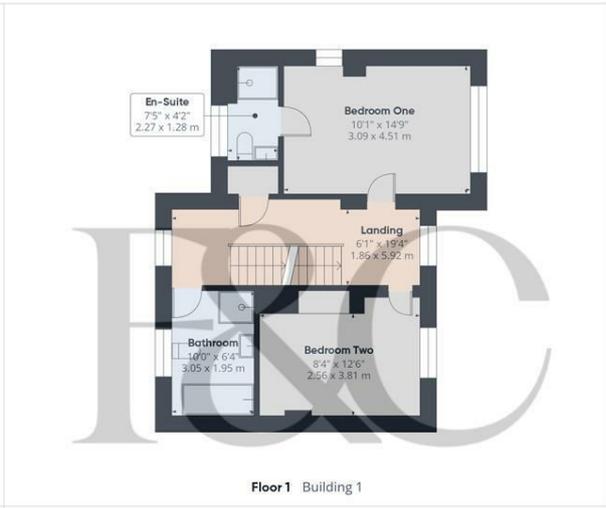
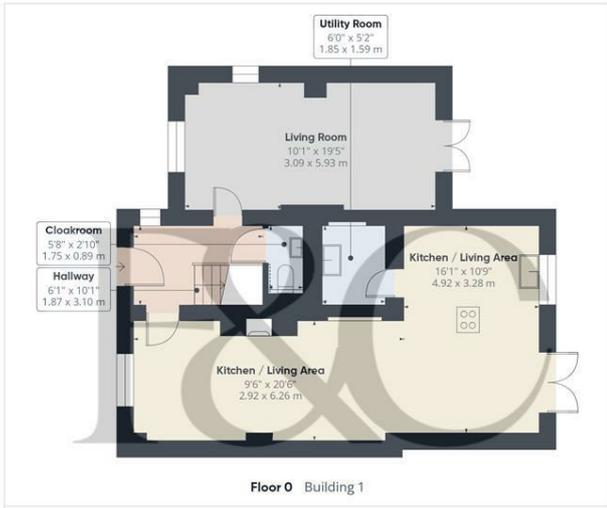
Powder coated aluminium windows

7 Year warranty.

Council Tax Band

Estate Charge

The property is subject an estate charge for the upkeep/maintenance of the communal courtyard. Amount to be confirmed.



Approximate total area^m
1671 ft²
155.1 m²

Reduced headroom
107 ft²
10 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



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Council Tax Band:
Tenure: Freehold



Energy Efficiency Rating

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