# 3 Bed House - Semi-Detached

**Price £275,000**

Holloway, Repton, Derby, DE65 6RH

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Occupying a delightful south westerly facing landscaped plot is this smart and stylish modern semi detached home situated in this highly aspirational locality. A full inspection will reveal a high specification, tastefully decorated property benefiting from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, well equipped kitchen boasting a range of integrated appliances, light and spacious lounge / dining room. On the first floor a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and bathroom with white suite. Outside is a two car driveway (with electric car charging point) and private established rear garden. Freehold. Energy rating B. Council tax band C.

## Reception Hall

Having composite and opaque double glazed entrance door, radiator and staircase to first floor.

## Guest's Cloakroom / Wc

Having modern white two piece suite with tiled splash backs, radiator, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

## Well Equipped Kitchen 10'4" x 7'6" (3.17 x 2.30)

Having a range of white high gloss wall and base cupboards with laminated working surfaces, inset stainless steel four burner gas hob with matching electric oven and grill, concealed larder fridge, freezer, dish washer and washing machine, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, radiator and UPVC double glazed window to front aspect.

## Lounge / Dining Room 16'9" x 14'10" maximum (5.12 x 4.53 maximum)

Having television and media connection points, large walk in understairs storage cupboard, two radiators, UPVC double glazed window and matching French doors giving views and access over the private landscaped rear garden.

## First Floor

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## Landing

With access to roof space, large full height airing cupboard (housing the wall mounted combination gas boiler) and UPVC double glazed window to side aspect.

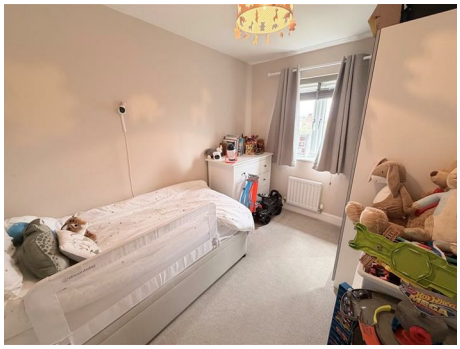
## Principle Bedroom 10'6" x 8'1" extending to 11'6" (3.21 x 2.47 extending to 3.51)

Having radiator, recessed built in bulk head storage cupboard and UPVC double glazed window to front aspect.

## Shower Room En-Suite

Having modern white three piece suite with mains fed shower, chrome and glass shower screen, part tiled walls, radiator, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

## Bedroom Two 10'10" x 7'9" (3.32 x 2.37)



Having radiator and UPVC double glazed window to rear aspect.

## Bedroom Three 7'3" x 6'11" into wardrobe depth (2.21 x 2.11 into wardrobe depth)

Having a range of built in wardrobes, radiator and UPVC double glazed window to rear aspect.

## Bathroom

Having modern white three piece suite with part tiled walls, radiator, ceiling LED down lighters and extractor fan.

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## Outside

The property occupies a south westerly facing landscaped plot, at this highly aspirational address. To the front is a low maintenance slate chipped fore garden with wrought iron balustrade. Whilst at the side of the property is a two car tarmac driveway with electric charging point. The rear garden is landscaped, enclosed by close panelled fencing, laid to a shaped lawn with raised patio area, shrubbed borders and cold water tap.

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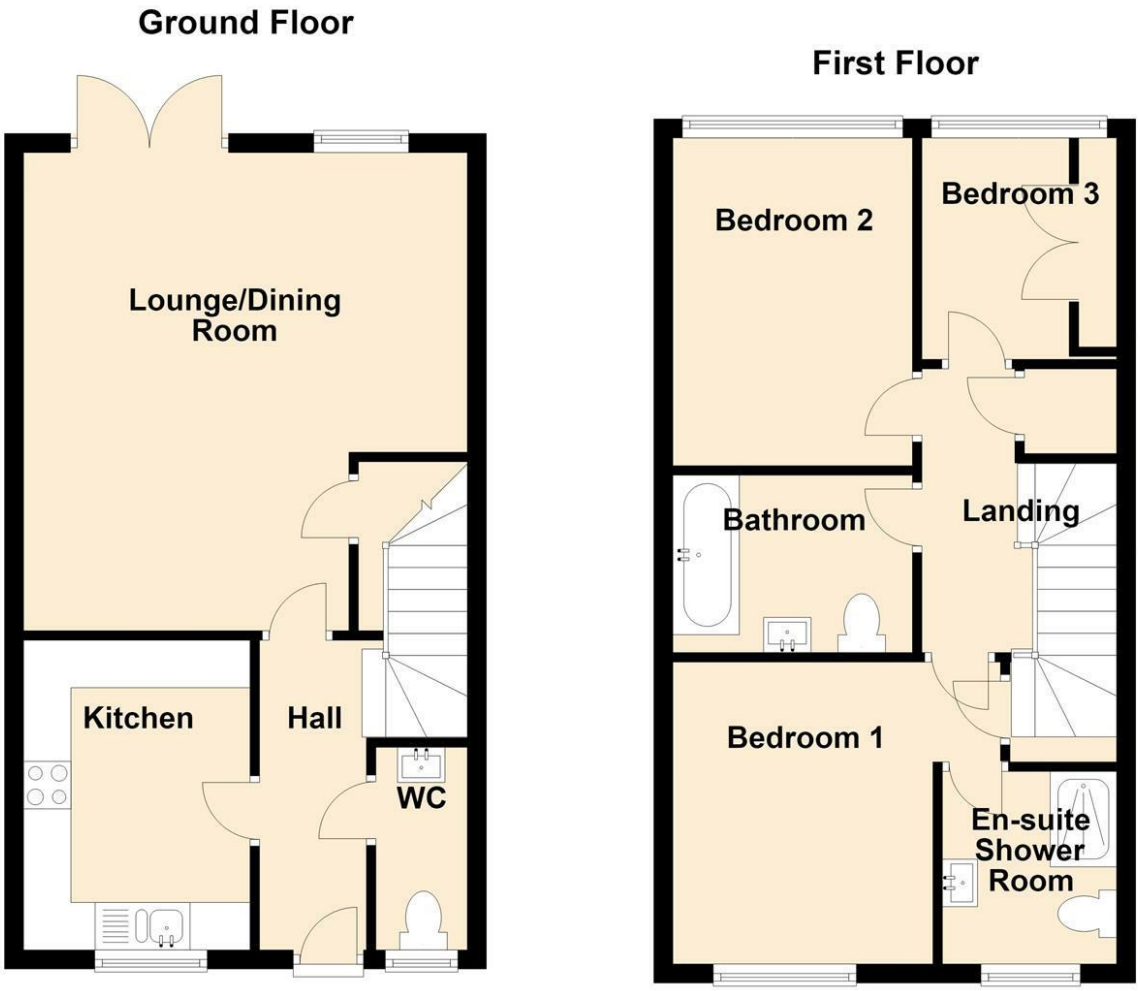


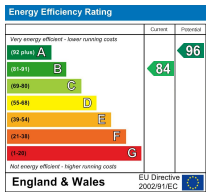


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