

Fletcher & Company

2 Brookdale, Repton, DE65 6RP

£539,950

Freehold



- A Superbly Appointed And Presented Detached House
- Located Within The Sought After Village Of Repton
- Entrance Hall, Cloakroom/WC And Utility Room
- Sitting Room And Separate Home Office/Study
- A Comprehensively Fitted Dining Kitchen Opening To The Garden
- Four Generously Proportioned Bedrooms
- Family Bathroom And En Suite To Bedroom One
- Delightful, Enclosed South Facing Rear Garden
- Detached Outbuilding/Bar And Patio Areas
- Driveway And Single Garage





Summary

Positioned on a popular development in the enviable location of Repton, this superbly presented detached house offers a perfect blend of modern living and charming outdoor space. features four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by an entrance hall with cloakroom/WC off. The hall leads to a comfortable sitting room and a separate home office/study, ideal for those working from home. A comprehensively fitted dining kitchen with integrated appliances, runs the full width of the house and opens to the delightful, enclosed rear garden and patios.

To the first floor is a light and airy galleried landing which leads to four well proportioned bedrooms. Bedroom one has a range of fitted bedroom furniture and an en suite shower room. In addition there is a family bathroom with three piece suite. The layout is thoughtfully designed, ensuring a seamless flow throughout the home.

The gas central heating in the house is dual controlled. (the upstairs can be controlled separately to the downstairs)

The exterior of the property is equally impressive, boasting a delightful south-south westerly facing landscaped cottage-style garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, a detached timber bar and entertaining area in the garden, together with an extensive patio, adds a unique touch, creating an inviting atmosphere for socialising, and al fresco living.

Parking is provided by way of a driveway which leads to a single garage.

The property also benefits from easy access to major transport links, including the A38, M1, and A50, as well as a railway network that connects to major cities, including London. East midlands airport is also easily accessible.

This home is not just a property; it is a lifestyle choice, offering comfort, style, and accessibility in one of Repton's most sought-after areas.

F&C

The Location

Repton is a popular village with a good range of amenities including its famous public school, St Wystan's school, Repton primary school and Repton Preparatory in nearby Milton. It is a charming, characterful village with period architecture, pleasant walks in the surrounding open countryside, a good range of restaurants and pubs, village shop and it is conveniently located for easy access to major transport links.

Accommodation

Ground Floor

Entrance Hall

13'2" x 3'10" (4.03 x 1.18)

Having a double glazed entrance door with feature leaded glass insert. There is a quality wood grain effect luxury vinyl floor, a central heating radiator and stairs lead off to the first floor.

Cloakroom

6'7" x 3'5" (2.03 x 1.05)

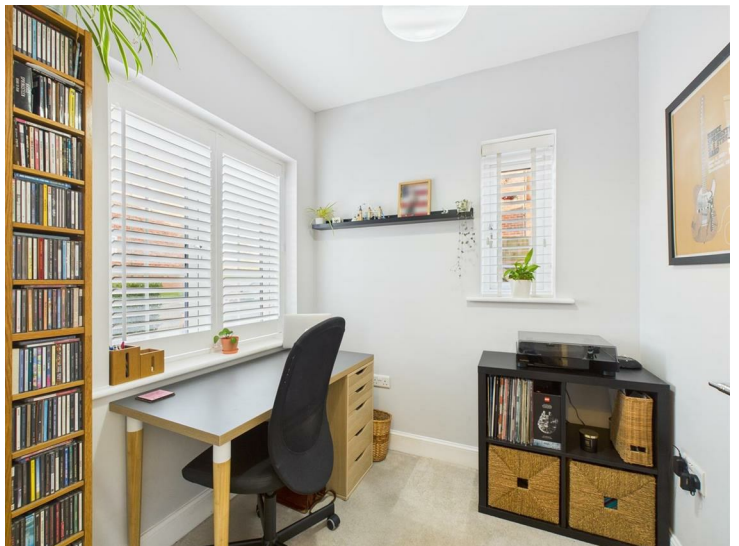
Appointed with a two-piece suite comprising a pedestal wash handbasin and a low flush WC with complementary tiling to all splashback areas. Having a wood grain effect luxury vinyl floor, a central heating radiator, inset spotlighting and a UPVC double glazed window with frosted glass.



Study/Home Office

6'8" x 6'7" (2.04 x 2.03)

With a central heating radiator, double glazed windows to the front and side elevation with fitted shutters (the smaller window having a fitted blind) and a central heating radiator.



Sitting Room

14'7" x 11'8" (4.46 x 3.57)

Having a UPVC double glazed Bay window to the front with fitted shutters and two central heating radiator. There is a TV aerial point and satellite points.



Dining Kitchen

23'2" x 12'5" (7.07 x 3.81)

Comprehensively fitted with a range of modern, high gloss base cupboards, drawers and eye level units with a complementary wood grain effect worksurface over incorporating a one and a half bowl sink drain unit with mixer tap over. Integrated appliances include a five-ring gas hob with stainless steel splashback and extractor hood over with light, a double electric oven, a dishwasher, refrigerator and freezer. In addition, there is an island unit with useful cupboards beneath and breakfast bar to one side. Having a wood grain effect worksurface over. Having a wood grain effect, luxury vinyl floor and a UPVC double glazed window overlooks the rear garden. There is a central heating radiator and to the dining area UPVC double glazed French doors provide access to and views of the rear patio and garden. An understairs cupboard with light provides excellent storage space. There is a TV aerial point.



Utility Room

6'8" x 5'4" (2.05 x 1.64)

Appointed with a range of high gloss base cupboards, with a wood grain effect worksurface over incorporating a stainless steel sink unit. Having space for and plumbing for an automatic washing machine and space for a tumble dryer. There is an additional wall-mounted cupboard which houses the boiler (serving domestic hot water and central heating system). Having a wood grain effect luxury vinyl floor continuing through from the kitchen and a double glazed door with frosted glass insert provides access to the side of the house.

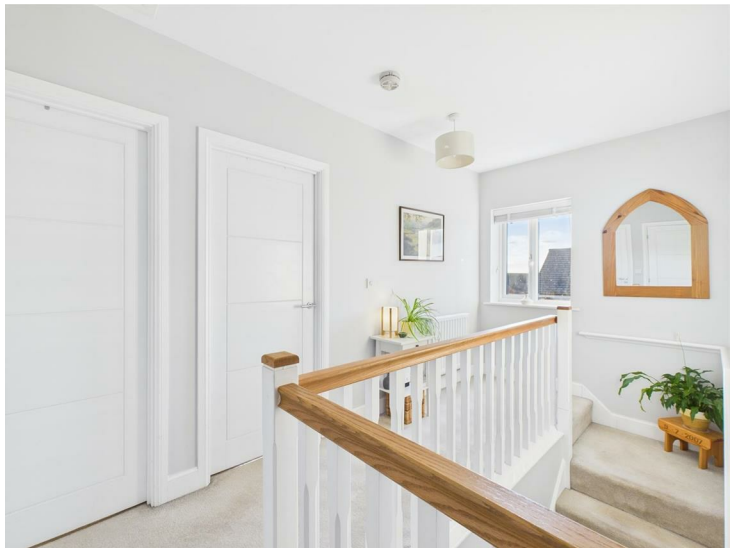


First Floor

Galleried Landing

14'0" x 10'0" (4.27 x 3.06)

A light and airy space with open balustrade and UPVC double glazed window with fitted blind, providing far reaching views. There is a built-in cupboard providing excellent storage space and access is provided to the roof void. The attic has been professionally boarded and has lighting, pull down ladder and power sockets.



Bedroom One

14'10" x 10'6" (4.54 x 3.22)

Appointed with a range of Sharps fitted bedroom furniture comprising wardrobes and drawers which provide excellent hanging and storage space. There is a central heating radiator, a TV aerial point and a UPVC double glazed window with fitted shutters to the front elevation. The window provides far-reaching views..



En-Suite

6'7" x 5'2" (2.03 x 1.58)

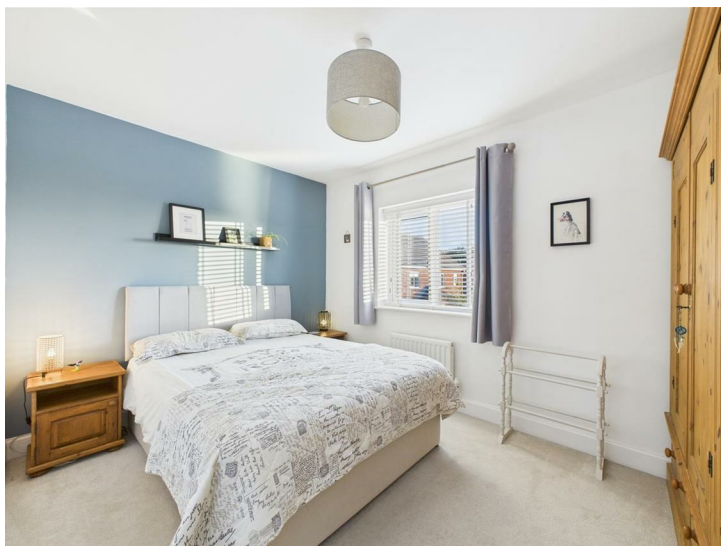
Appointed with a modern three piece suite comprising a double walk-in shower cubicle with glass doors and mains fed shower over, a wall-mounted wash handbasin and a low flush WC. There is tiling to the splashback areas and full tiling to the shower enclosure, a central heating radiator, inset spotlighting and an extractor fan. Having a tiled floor and a UPVC double glazed window with frosted glass.



Bedroom Two

12'4" x 8'11" (3.76 x 2.72)

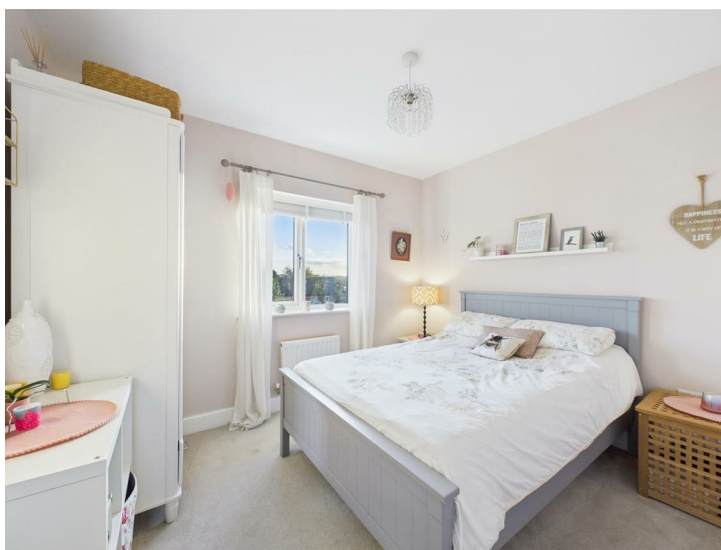
A double bedroom with central heating radiator, a TV aerial point and a UPVC double glazed window with fitted blinds.



Bedroom Three

10'6" x 8'11" (3.22 x 2.73)

A double bedroom with central heating radiator, a TV aerial point and a UPVC double glazed window with fitted blinds overlooking the rear garden and providing far-reaching views.



Bedroom Four

10'2" x 6'9" (3.10 x 2.07)

Having a central heating radiator and a UPVC double glazed window with fitted shutter.



Family Bathroom

6'6" x 5'6" (2.00 x 1.69)

Appointed with a modern white suite comprising a panelled bath with electric shower over and glass shower screen, a low flush WC and a wall-mounted wash handbasin. There is full tiling to the bath surround and all splashback areas, a tiled floor, a central heating radiator, and extractor fan, inset spotlighting and a double glazed window with frosted glass.



Outside

To the front of the property, there is a tarmac driveway which provides off-road parking for two vehicles and leads to a single garage. The front garden is mainly laid to lawn and is nicely set back behind a manicured hedge with a paved path providing access to the front door. A timber gate to the side of the house provides access to a delightful south facing rear garden.

The rear garden has been landscaped in a cottage garden style and briefly comprises a paved patio with lawned garden beyond, borders which are well stocked with a variety of shrubs and flowering plants and raised beds with timber surrounds. In addition there are fruit trees (one apple tree, two cherry trees and a plum tree). There is outside lighting, power and a tap.

To the far side if the garden is a delightful additional paved patio which is ideal for entertaining and outside living. This adjoins the Summerhouse/Bar.



Summerhouse

9'0" x 8'11" (2.75 x 2.72)

Summerhouse with bar, lighting, power, feature beams to the ceiling and wooden panelling to the walls. Having a timber floor and double glazed and timber doors provide access to the garden and patio. Windows overlook the garden.



Garage

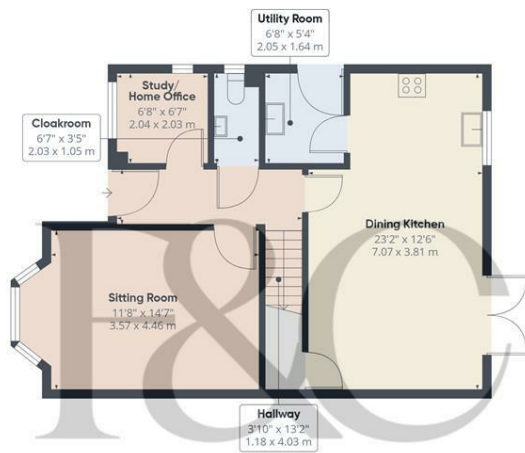
19'5" x 9'10" (5.92 x 3.01)

With up and over door, light, power and a personal door to the side.

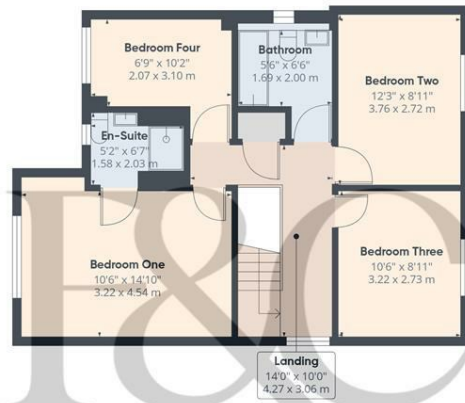
Management Fees

Please note, we have been informed by the vendor that there is a biannual estate service charge of £123.34. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band E



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area^m
1521 ft²
141.3 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.

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

2 Brookdale
Repton
DE65 6RP

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	