

Longlands

Repton, Derby, DE65 6GB

John 
German





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£365,000

A thoughtfully designed stylish four-bedroom, two-bathroom dormer residence offered with no upward chain, featuring a stylish dining kitchen with vaulted ceiling, lounge, underfloor heating to the ground floor, air-conditioned bedrooms and a pretty private low-maintenance garden.

Repton is a popular and well-regarded village offering a charming high street, historic church, and a range of local amenities including a butcher, post office, convenience store, village hall with cafe, dentist, hairdressers, beauticians, and the renowned Repton School. Nearby Willington provides further amenities and a railway station, while excellent road links via the A38 and A50 offer access to Derby, Nottingham, Birmingham, and East Midlands Airport.

The property is entered via a welcoming central hallway featuring attractive wood-effect flooring, which continues throughout the ground floor. From here, stairs rise to the first floor with an oak balustrade and glass panels plus useful under-stairs storage. The lounge enjoys a pleasant front aspect and provides a comfortable space for relaxation, benefitting from underfloor heating.

At the heart of the home is a superb dining kitchen with feature vaulted ceiling fitted with a stylish range of contemporary units with under cupboard lighting complemented by granite worktops. Integrated appliances include a dishwasher, microwave, oven, and washing machine, with space provided for an American-style fridge freezer. A five-ring gas hob and stainless steel sink are neatly incorporated into the work surfaces. The kitchen is flooded with natural light from French doors opening onto the garden, along with Velux and high-level windows, and offers ample space for a dining table and chairs. Underfloor heating continues throughout this area, making it ideal for both everyday living and entertaining.

Also on the ground floor is a versatile single bedroom or home office with bespoke built-in cabinetry, along with a separate dressing room/ additional bedroom featuring mirrored fitted wardrobes providing generous hanging and shelving space. The two bedrooms lie adjacent to each other and do offer potential to open into one larger bedroom (subject to regulations).

A contemporary ground floor bathroom completes the accommodation at this level, fitted with a panelled bath and shower attachment, vanity unit with inset basin, concealed WC, attractive natural stone tiled surrounds, heated chrome towel rail, recessed lighting, and a built-in cupboard housing the boiler and underfloor heating manifolds.

To the first floor, a striking glass balustrade staircase leads to a landing with additional storage and a Velux window. The principal bedroom features recessed lighting, two Velux windows, air conditioning/heating system, useful eaves storage, and access to a stylish en-suite shower room that is fully tiled and includes a shower enclosure with rainfall and handheld shower heads, wall-mounted vanity unit with inset basin, WC, heated chrome towel rail, and an obscure circular window. The second first-floor bedroom also benefits from air conditioning/heating, recessed lighting, a Velux window, and a distinctive circular side window.

Outside - The property is set back behind a block-paved driveway providing off-road parking. Gated side access leads to a private and low-maintenance courtyard garden, designed for ease of upkeep and featuring patio areas, artificial lawn, pretty planted raised beds, established trees, and useful attractive timber shed. A paved pathway continues around the side and rear of the property.

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

Please note: There is restricted head height within the first floor bedrooms. It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

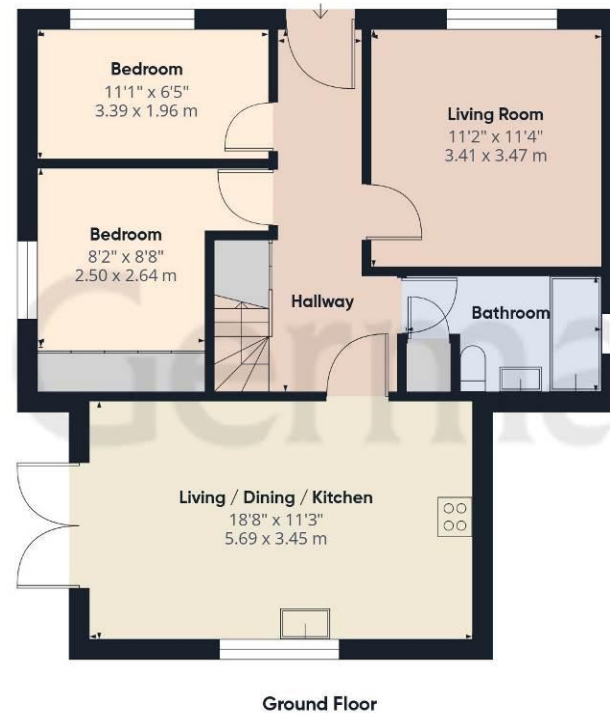
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12022026







Approximate total area⁽¹⁾

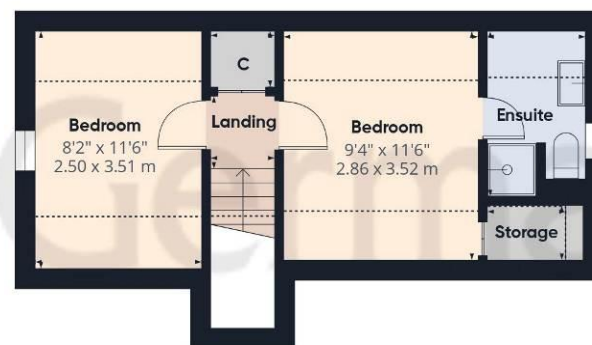
933 ft²

86.6 m²

Reduced headroom

110 ft²

10.2 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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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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