

## 4 Bed House - Detached

Price £750,000

📍 Main Street, Repton, Derby, DE65 6FB



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Nestled in the highly aspirational village of Repton, Park Croft offers a unique blend of comfort and elegance. With a private and withdrawn position, this character residence boasts breathtaking views over the rolling countryside, making it an idyllic retreat for those seeking tranquility.

The residence features two spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the beautiful Amdega conservatory, which invites natural light and offers a perfect spot to enjoy the picturesque surroundings throughout the seasons.

Accommodating family and guests alike, the property comprises four well-appointed bedrooms, ensuring everyone has their own private space. Additionally, there are two modern bath and shower rooms designed for convenience and comfort.

The exterior of the home is equally impressive, featuring beautiful mature gardens that enhance the property's charm and provide a serene outdoor space for leisure activities. For those with vehicles, the double garage and additional parking for a car and motorhome offer practicality and ease.

This exceptional property is a rare find, combining a desirable location with generous living space and stunning views. It presents an outstanding opportunity for anyone looking to settle in a peaceful yet vibrant community.

The property is sold freehold. Council tax band F. Energy rating D.

## Entrance Porch

Having double glazed entrance door with matching windows, terracotta tiled floor and twin multi paned doors leading to the:-

## Dining Room 13'3" x 11'5" (4.05 x 3.49)



Having a feature solid oak floor, radiator and twin multi paned doors leading to the:-



## Sitting Room 18'0" x 13'11" (5.49 x 4.26)



Having a feature recessed cast iron multi fuel burner on a raised granite hearth, solid oak floor, radiator, television connection point, two UPVC double glazed windows to front aspect and revealed beamed ceiling. A door leads to the:-



## Hallway

With twin multi paned doors to:-

## Conservatory 14'2" x 14'2" maximum (4.33 x 4.32 maximum)



Having terracotta tiled floor, electric panel heater, double glazed windows and matching French door giving views and access over the landscaped rear garden and countryside beyond.

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**Breakfast Kitchen 19'9" x 9'9"**  
(6.02 x 2.99)



Having a range of natural oak shaker style wall, base and drawer units with laminated working surfaces, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, the focal point of the room being the Kenwood free standing stainless steel six burner gas range with electric oven and grill, matching splash back and canopy extractor hood with down lighter, inset enamel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for dish washer and American style fridge freezer, three UPVC double glazed windows, full height contemporary style radiator, UPVC double glazed French doors to rear and inner door leading to the:-



**Utility Room 9'1" x 7'6" (2.78 x 2.30)**

Having a range of shaker style wall and base cupboards, laminated working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer taps, space and plumbing for automatic washing machine, space for dryer, ceramic tiled floor, radiator, extractor fan, UPVC double glazed window and stable style glazed entrance door to rear.

## Guests Cloak Room/WC

Having white two piece suite comprising; low centre flush wc and wall mounted wash hand basin with tiled splash backs, ceramic tiled floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

## Rear Hallway

Having solid oak floor, radiator, UPVC double glazed windows and staircase to first floor.

## First Floor Landing

With access to roof space, deep airing cupboard (housing the pre insulated cylinder) and UPVC double glazed window.

**Principal Bedroom 13'9" x 10'8" plus wardrobe depth (4.20 x 3.26 plus wardrobe depth)**



Having a range of built in wardrobes, radiator and UPVC double glazed window to side aspect (offering superb views over the garden and countryside beyond).



**Bedroom Two 13'1" x 9'11"**  
(3.99 x 3.03)



Having a radiator and UPVC double glazed window.

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**Bedroom Three 13'6" x 8'7"**  
(4.12 x 2.64)



Having a laminated wood effect floor, radiator and UPVC double glazed window.

**Bedroom Four 10'9" x 9'1" maximum (3.28 x 2.79 maximum)**



Having a radiator and UPVC double glazed window to side aspect (commanding far reaching views over open countryside).

**Main Bathroom 10'1" x 6'0"**  
(3.08 x 1.83)



Having a modern contemporary white four piece suite comprising; low centre flush wc, floating wall mounted wash hand basin, feature free standing bath with chrome shower attachment and mixer tap over and walk in shower with mains fed shower, complimentary polished ceramic tiled walls with contrasting ceramic tiled floor, ceiling halogen down lighters and UPVC double glazed window to rear aspect.



**Shower Room**



Having modern contemporary white four piece suite comprising; low centre flush wc, bidet, wash hand basin nestling on a white high gloss vanity area and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, ceiling extractor fan, halogen down lighters, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed window.



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## Outside



The property occupies a private position, at this sought after residential address and is sited on a substantial mature landscaped plot, of formal gardens together with a sweeping tarmac driveway, giving car standing space for five cars. This is turn leads to the double garage, measuring 5.74 x 5.72m and having feature motorised electronic garage door and is supplied with power and light. The gardens have an arrange of mature areas with a block paved patio area leading to a sweeping lawned area, enclosed by well trimmed conifers, feature ornamental pond, specimen trees and plants and having a large brick dwelling (suitable as a home office/entertaining purposes and measuring internally 5.78 x 3.67, with a UPVC double glazed window, wall light points, electric point and glazed doors).



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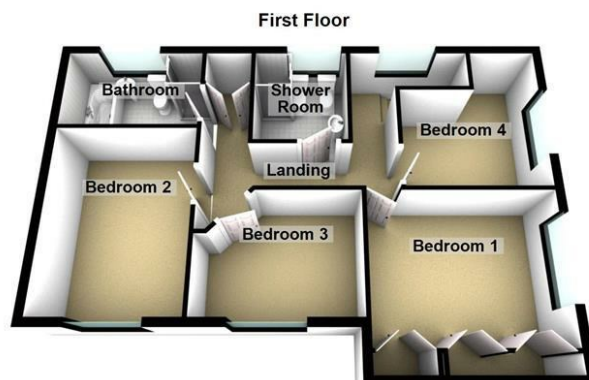
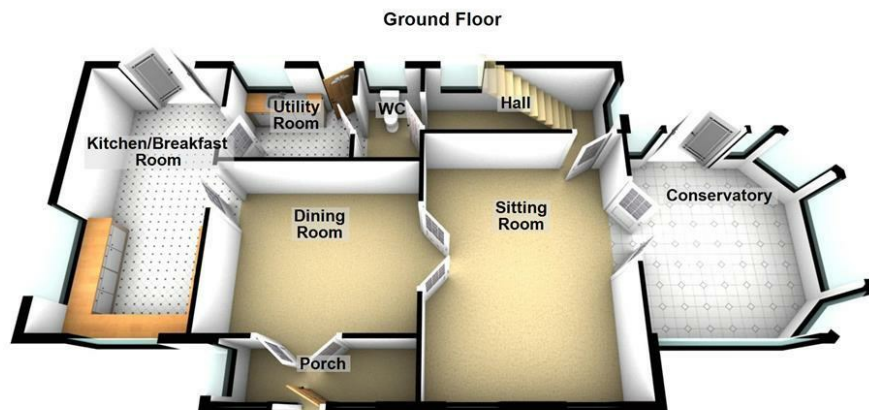
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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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