

# Fletcher & Company

1 Old Mill Mews (Plot 6), Repton, Derby, DE65 6GQ

Price £599,950

Freehold



- Exclusive Home Built by Highly Regarded Alexander Bruce Estates
- Stunning Courtyard Development
- Superbly Appointed Throughout
- Lounge & Separate Study
- Open Plan Living Kitchen
- Master Bedroom with Ensuite
- Two Further Bedrooms and Bathroom
- Walled Rear Garden
- Driveway and Garage
- Highly Desirable Village Location





## Proposed Rear Elevation

### Summary

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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 envious 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 suns aspect.

Plot 6 is nearing completion and sits at the front of this exclusive development. The thoughtfully laid out living accommodation with oak doors with quality ironmongery throughout and crafted window furniture and also benefitting from brand new double glazing and French doors comprises entrance hall, fitted guest cloakroom, dual aspect living room, study, open living kitchen with lounge/dining area and high spec fitted kitchen with island, integrated appliances and access to garden. To the first floor the landing leads to the master bedroom with dressing area and ensuite bathroom, 2 further good sized bedrooms and principal bathroom. To the rear there are 2 off rd parking spaces and a garage.

The property also benefits from an architects warranty.

# F&C



## **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**

With air source heat pump with underfloor heating throughout.

### **Entrance Hall**

8'0" x 7'0" (2.44m x 2.13m)

With a choice of oak flooring, tiling or LVT flooring.

### **Fitted Guest Cloakroom**

With Villeroy & Boch sanitary ware and ceramic tiles.

### **Lounge**

20'0" x 10'3" (6.10m x 3.12m)

With two oak beams and woodburner.

### **Study**

10'6" x 8'0" (3.20m x 2.44m)

### **Open Plan Living Kitchen**

45'11" x 9'10" x 42'7" x 9'10" x 39'4" x 29'6" x 36'1" (14'3" x 13'3" x 12'9" x 11'3")

With Owen Williams kitchen, quartz worktops and ceramic tiling.

### **First Floor**

With hot water radiators providing heating.

### **Principle Bedroom**

13'3" x 12'9" (4.04m x 3.89m)

### **Dressing Area**

### **En-Suite Bathroom**

6'6" x 5'6" (1.98m x 1.68m)

With Villeroy & Boch sanitary ware and ceramic tiling.

### **Bedroom Two**

19'3" x 10'0" (5.87m x 3.05m)

### **Bedroom Three**

12'9" x 9'9" (3.89m x 2.97m)

### **Bathroom**

8'0" x 7'3" (2.44m x 2.21m)

With Villeroy & Boch sanitary ware and ceramic tiling.

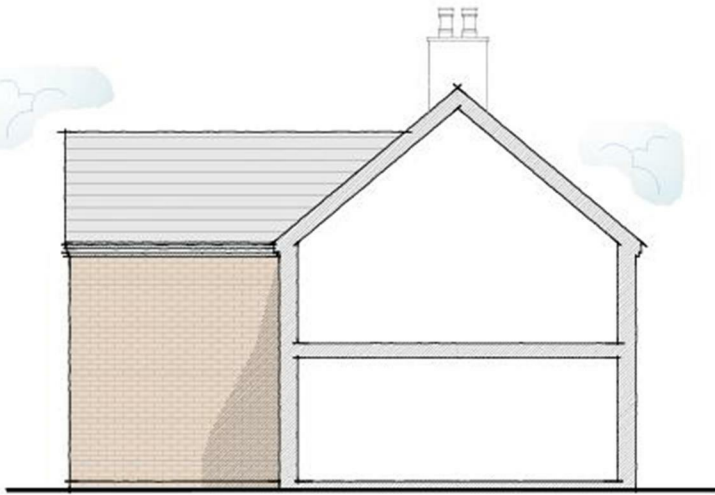
**Outside**

With walled garden to rear with paved patio, driveway, car port and garage. The property also benefits from clay roof tiles and metal rainwater goods.

**Council Tax Band****Estate Charge**

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





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Tenure: Freehold



#### Energy Efficiency Rating

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