



Milton Road
Repton Derby



Property Description

A substantial detached four/five bedroom family home with versatile accommodation, off road parking, double garage and well landscaped wrap around gardens to front, side and rear. The property has a gas fired central heating system and UPVC double glazing (where specified) with accommodation briefly comprising, to the ground floor: - Entrance hall, cloaks/w.c, shower room, two double bedrooms, dining room/bedroom, lounge, spacious dining kitchen, side covered passage, utility room and double garage. To the first floor is a large landing area, two further double bedrooms, w.c and attic room which provides potential to convert to bathroom subject to building regulations approval. Outside: -The property is set well back from the road having double wrought iron gated access to the tarmac driveway providing off road parking for two cars or three small cars, detached brick garage with up and over electric remote controlled door. The well landscaped private gardens to front, side and rear offer well stocked borders, shaped lawns, greenhouse and potential for further extension subject to planning permission.

Entrance Hallway

Accessed via a front hardwood half double glazed entrance door with opaque matching attached side panel having open tread carpeted staircase off to the first floor, carpeted flooring, full height cupboard providing linen storage, a further double door fronted cupboard providing coat storage, useful under stairs recess, coving to the ceiling, central heating radiator, door off to: -

Cloaks/Wc

Having a two piece white suite comprising low level wc and wash hand basin, ceramic tiled splashback to the sink, vinyl floor covering, UPVC double glazed opaque window to the front elevation.

Ground Floor Shower Room

Access via a door off the entrance hallway is a refitted ground floor shower room/wet room having walk in glazed full width shower cubicle with chrome mains shower with rain head, separate shower attachment, PVC panelling for ease of maintenance, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, ceramic tiled flooring, central heating

radiator, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed opaque window to the front elevation, central heating radiator, part ceramic tiled walls.

Ground Floor Bedroom One

Accessed via the entrance hallway having UPVC double glazed window to the side elevation, central heating radiator, carpeted flooring, bedroom furniture to be included in the selling price comprising triple door fronted wardrobes, bedside drawers, headboard, lamp shelf.

Ground Floor Bedroom Two

Accessed via the entrance hallway could also be used as second sitting room a lovely bright room having dual aspect UPVC double glazed windows to the side and rear elevations, central heating radiator, coving to the ceiling, carpeted flooring, arch alcove with display shelving.

Dining Room

Accessed via the entrance hallway could also be used as a further bedroom having UPVC double window to the side elevation, double panelled central heating radiator, carpeted flooring, coving to the ceiling.

Living Room

Having UPVC double glazed window to the side elevation with fitted window blind, double glazed sliding patio doors giving access and aspect to the rear garden, carpeted flooring, feature part brick wall incorporating coal effect gas fire sitting on a marble hearth, central heating radiator.

Dining Kitchen

A spacious dining kitchen having a range of base and wall units with laminated work surfaces over, single drained one and quarter acrylic sink unit with chrome mixer tap over, integrated electric oven, four burner gas hob with extractor fan over, matching glazed display cabinets, useful pantry with window to the side elevation housing the gas and electric meters and the fuse box with shelving, UPVC double glazed window to the side elevation with fitted window blind, ceramic tiled splash backs, laminate flooring to the kitchen area.

The dining area having exposed brick wall adding

feature, UPVC double glazed window to the rear elevation with fitted window blind, central heating radiator, carpeted flooring to the dining area, a range of base units with laminate work surfaces over, pencil light window providing borrowed light into the: -

Side Hallway

Having composite half glazed door from the front leading down and has sliding door access into the garage.

Double Garage

Having electric remote control up and over doors, light and power, steps up to a raised workshop area to the rear having half glazed door and window to the rear garden, further lighting and power.

Utility Room

A good sized utility room accessed off the side hallway via a timber framed and glazed door having a matching range of base and wall units with laminate work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, space for drier, space for fridge/freezer, UPVC double glazed panel and door to the side elevation giving direct access to rear garden, further opening vent/window to the rear.

First Floor Landing

A spacious landing could be used as study space, double door fronted shelved out cupboard for linen storage, door giving access to deep eves storage, UPVC double glazed window to the side elevation, door off to: -

Bedroom One/Master Bedroom

A spacious master bedroom with an extensive range of fitted bedroom furniture comprising two triple door fronted wardrobes fitted with hanging rails and shelving beneath, cupboards, bedside drawers and vanity unit, UPVC double glazed window to the rear elevation giving aspect over the rear garden, central heating radiator, coving to the ceiling, loft access hatch.

Bedroom Two

Another generous double bedroom having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, double door fronted deep storage cupboard, further fitted vanity cupboards with laminate work surfaces over with

inset sink having hot and cold taps, ceramic tiled splashbacks to the vanity area.

Wc

Accessed off the first floor landing, could be made into a shower room, having low level wc, wash hand basin, UPVC double glazed opaque window to the side elevation, part ceramic tiled walls, vinyl flooring, central heating radiator, door to further: -

Attic Room

Walk in loft area offering further storage but could be utilised to extend the wc into a good sized family bathroom, currently housing the Worcester boiler providing domestic hot water and central heating, light.

Outside

The property is set well back from the road having double wrought iron gated access to the tarmac driveway providing off road parking for two cars or three small cars, detached brick garage with up and over electric remote controlled door, wide raised path giving access to a storm porch for door of the side hallway.

Front Garden having shaped lawn flanked with borders inset with a variety of mature shrubs and trees, gate giving access to a wide side garden area offering potential for further extension to the property if required, currently having shaped lawns flanked with borders inset with a variety of trees and shrubs, being particularly private with a hedge boundary.

Rear Garden

Having a large paved patio beyond the rear of the property with a dwarf brick wall that acts as a retaining wall incorporating a fishpond with cascading water feature, shaped lawns flanked with borders inset with a variety of shrubs and trees, again a particularly private area and being a wraparound garden offering great potential to further extend the property subject to relevant planning permissions, to the corner of the rear garden are two greenhouses to be included in the sale price, soft fruit tree area including plum, apple and cherry trees, rear access door to the garage, UPVC soffits, fascias and guttering for ease of maintenance and outside security lighting to the rear.









Total floor area 207.3 m² (2,232 sq.ft.) approx

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Property Ref: MEL206039 - 0002

Tenure:Freehold EPC Rating: Awaited Council Tax Band: F

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