



Askew Grove, Repton, Derby

 3  1  2

Freehold

Guide price £400,000



Key Features

- Impressive Detached Home
- Well Located Within This Highly Desirable Village
- Large Plot With Extensive Parking & Enclosed Private Gardens
- Upvc Double Glazing & Gas Fired Central Heating
- Re-Fitted Kitchen & Bathroom
- Two Reception Rooms
- EPC rating D





*** Family Home In Lovely Village

Location *** Newton Fallowell are pleased to be able to offer for sale this impressive spacious three bedroomed detached home located in the ever popular village of Repton. Set over two floors the light and airy accommodation is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - large entrance hall, guest cloaks/utility room, main reception room, study/playroom, large re-fitted breakfast kitchen, on the first floor a landing leads to three good sized bedrooms and bathroom with re-fitted white suite. The sweeping driveway to the front provides ample parking and leads to a large garage. The gardens to the front are hard landscaped to create further parking if so required. The main gardens are predominantly to the side which is mainly laid to lawn, to the rear is a pleasant enclosed patio and decking area. There is an outside store.

Accommodation In Detail

Entrance Hall

3.72m x 2.44m extending to 2.99m

having Upvc double glazed window to front elevation, one double central heating radiator, staircase rising to first floor, fitted smoke alarm and Hive heating control.

Guest Cloak Room/Utility

having low level wc, pedestal wash hand basin, plumbing for washing machine, space for tumble dryer, obscure Upvc double glazed window to front elevation and one central heating radiator.

Main Reception Room

3.48m x 5.38m (11.4ft x 17.7ft)

having dark oak effect quality laminate flooring with inset feature lighting, feature fireplace with grey marble backplate and hearth, two double central heating radiators, sliding double glazed patio doors to rear elevation and double obscure glazed doors leading into

Study/Playroom

3.48m x 1.55m (11.4ft x 5.1ft)

having Upvc double glazed bow window to front elevation, one central heating radiator and high quality dark oak laminate flooring.

Breakfast Kitchen

3.34m x 4.04m (11ft x 13.3ft)

having a good range of dove grey base and eye level units with complementary oak effect working surfaces, polycarbonate sink and draining unit, four ring gas hob with electric oven under and extractor over, one double central heating radiator, Upvc double glazed picture window to rear elevation, Upvc half obscure double glazed door with light to side, cupboard housing fitted Worcester condensing gas fired central heating boiler and large full height storage cupboard.

On The First Floor

Half Landing

having obscure Upvc double glazed window to side elevation.

Main Landing

having access to loft space and large full height storage cupboard.

Master Bedroom

2.51m x 4.3m (8.2ft x 14.1ft)

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two

3.36m x 3.25m (11ft x 10.7ft)

having Upvc double glazed window to rear elevation.

Bedroom Three

2.83m x 2.56m (9.3ft x 8.4ft)

having Upvc double glazed window to front elevation and one central heating radiator.

Bathroom

having modern white suite comprising vanity wash basin, low level twin flush wc with concealed cistern, panelled bath with thermostatically controlled shower over, heated ladder towel radiator and obscure Upvc double glazed window to rear elevation.

Outside

To the front of the home is a large cobble stone driveway providing parking for numerous vehicles and leading to the garage. The vast majority of the frontage is hard landscaped and therefore could create further parking if so required. To the rear is a pleasant private patio and decking area, predominantly the main area of garden is to the eastern side and is mainly laid to lawn and well screened by hedgerows. Directly to the rear of the home is a small area giving access to both the garage and brick built store. There is external lighting and power.

Garage

3.88m x 5.42m (12.7ft x 17.8ft)

having up and over door, light, power, water tap and two glazed windows to the side.

Services

All mains are believed to be connected.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

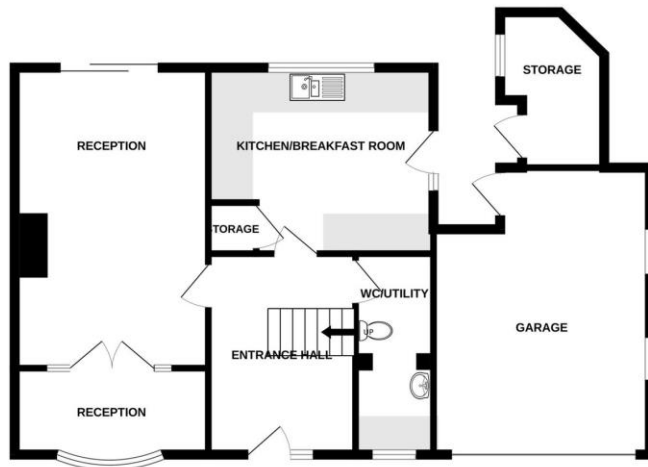
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.





Floorplan

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

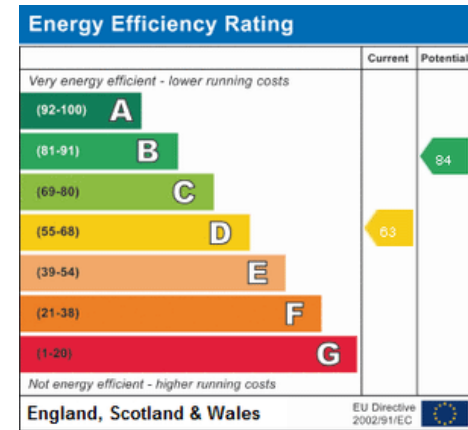


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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