



Milton Road
Repton Derby

Milton Road Repton Derby DE65 6FZ

for sale offers over
£250,000



Property Description

A characterful two bedroom cottage situated in the highly sought after Derbyshire village of Repton.

This property is well located for access to all local amenities, such as shops, eateries/pubs, nurseries, primary and secondary schools. It also provides excellent access to major road links like the A38 and A50, as well as access to public transport routes. Full of charm and characterful features, and well-presented throughout, the property benefits from gas central heating and double glazed windows; In brief the property comprises: entrance hallway, kitchen, lounge, bathroom, two bedrooms. Outside the rear garden is mainly laid-to-lawn, with circular paved stepping-stones leading to a brick-paved area and bordered with flowerbeds on either side of the garden. There is also a shed, and an outside tap in the rear garden. To the front, there are patio-paved steps up from the street leading to a patio-paved pathway to access the entrance door located under the archway. The front garden runs alongside the pathway, with wood chippings, and enclosed with a brick wall and fencing separating the garden from the street, with a gate for access.

Location

Repton is famous for its public school and also provides an excellent range of amenities including St Wystans school, reputable primary school, selection of shops and reputable village inns/ restaurants including the well regarded Boot Inn (finalist in the Muddy Stilettos awards 2024) easy access is available to Derby and Burton upon Trent as well as major employers in the area.

Entrance Hallway

Entrance through front side door into the entrance hall providing access to the lounge and kitchen, and the stairs to the first floor.

Lounge

10' 1" x 11' 1" (3.07m x 3.38m)

Spacious and well-presented having a feature log burner and fireplace, carpeted flooring, central heating radiator, and a large double glazed window to the front elevation.

Kitchen

11' 1" x 11' 2" (3.38m x 3.40m)

Fitted kitchen comprising of a range of matching wall, base and drawer units with wooden work surfaces over, one and a half bowl white ceramic sink, gas hob and electric oven, with space for further appliances such as a fridge freezer and dishwasher. With quarry tiled flooring, splashback tiling, spotlights to the ceiling, a double-glazed window to the rear, a large understairs storage cupboard/pantry, and a door through to the rear lobby. A real feature of the kitchen, whilst not in use, is the original bread oven.

Rear Lobby

Accessed from the kitchen, leading to the bathroom. With an external door to the side for access to the rear garden.

Bathroom

Three piece bathroom suite to the ground floor, comprising low level WC, double vanity wash-hand basin, and a walk in shower. With tiled flooring, part-tiled walls, spotlights to the ceiling, a heated towel rail, an extractor fan, and a frosted double-glazed window to the side.

Bedroom One

15' x 10' 2" (4.57m x 3.10m)

The main bedroom has carpeted flooring, fitted wardrobes, a feature Victorian fire place, a wooden beam across the ceiling which ties the room together, two double-glazed windows to the front, and the loft hatch with a drop-down ladder with hand rails, giving access to the fully boarded loft with power and lighting.

Bedroom Two

11' 2" x 11' 1" (3.40m x 3.38m)

The second bedroom has original wooden flooring, a feature Victorian fire place, fitted wardrobes, and a double-glazed window to the rear.

Outside

Externally, the rear garden is mainly laid-to-lawn, with circular paved stepping-stones leading to a brick-paved area, and bordered with flowerbeds on either side of the garden. There is also a shed, and an outside tap in the rear garden. To the front, there are patio-paved steps up from the street leading to a patio-paved pathway to access the entrance door located under the archway. The front garden runs alongside the pathway, with wood chippings, and enclosed with a brick wall and fencing separating the garden from the street, with a gate for access.

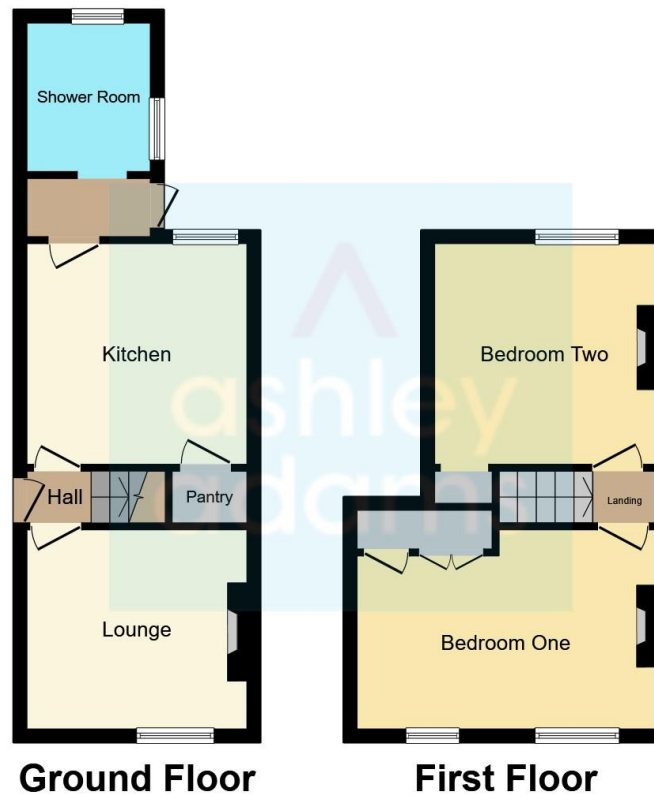
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205368 - 0009

Tenure:Freehold EPC Rating: D Council Tax Band: B

view this property online ashleyadams.co.uk/Property/MEL205368



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205368 - 0009