



Springfield Road, Repton, Derby



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£320,000



Key Features

- Individual Architect Designed Detached Home
- Three Well Proportioned Bedrooms
- Master Bedroom With En-Suite
- Large Landscaped Garden
- Quality Specification Throughout
- Immediate Vacant Possession
- EPC rating B
- Freehold





Situated within the delightful village of Repton this bespoke individual architect designed detached home is worthy of an internal inspection in order to appreciate the size and level of specification on offer. Arranged over three floors the home in brief comprises: - open canopied entrance, good sized front sitting room, lobby, guest cloak room and a well equipped open plan dining kitchen. On the first floor a landing leads to two double bedrooms and bathroom with four piece suite and on the second floor a landing leads to a beautiful master suite with a sumptuously appointed bathroom off. Outside to the front a driveway provides ample parking and to the rear is a fabulous landscaped garden with various seating areas including a large Rivened sun deck, the rest of the garden being mainly laid to lawn and screened by timber fencings. There is a garage/workshop providing useful space.

Accommodation In Detail

Open Canopied Entrance

having composite entrance door with leaded obscure glazed visibility light leading to:

Reception Room 4.66m x 3.46m (15'4" x 11'5")

having Herringbone patterned quality LVT flooring, one central heating radiator and Upvc double glazed window to front elevation with integrated blinds.

Inner Lobby

having low intensity spotlights to ceiling, fitted smoke alarm, one central heating radiator, quality fitted LVT flooring and staircase rising to first floor.

Guest Cloak Room

having low level wc with concealed cistern and built-in wash basin with mixer tap, low intensity spotlights to ceiling, one central heating radiator and Herringbone patterned LVT flooring.

Fabulous Dining Kitchen 4.37m x 4.61m (14'4" x 15'1")

having a lovely array of high gloss base and wall mounted units with complementary marble effect working surfaces, four ring electric oven with oven under and plasma style extractor over, integrated fridge/freezer and dishwasher, integrated eye level microwave, polycarbonate sink and draining unit, quality fitted LVT flooring, useful understairs storage cupboard, underfloor heating, vertical contemporary central heating radiator and Upvc double glazed French doors with double glazed lights either side and opening out to the rear patio.

On The First Floor

Landing

having staircase rising to second floor, one central heating radiator and fitted smoke alarm.

Bedroom Two

having twin Upvc double glazed windows to front elevation with integrated blinds, two central heating radiators and range of built-in wardrobes.

Bedroom Three 2.58m x 4.45m (8'6" x 14'7")

having twin Upvc double glazed windows to rear elevation, two central heating radiators and range of built-in wardrobes.

Sumptuously Appointed Bathroom

having four piece suite comprising free-standing roll top bath with free-standing mixer taps and shower attachment, low level wc, vanity wash basin, quadrant shower enclosure with thermostatically controlled Drenche shower, black towel radiator, fitted extractor vent, spotlights to ceiling and Upvc double glazed window to side elevation with integrated blinds.



On The Second Floor

Landing

having fitted smoke alarm.

Master Bedroom Suite 3.68m x 3.87m (12'1" x 12'8")

having twin Velux skylights with integrated blinds, low intensity spotlights to ceiling, one central heating radiator, access to eaves storage space and opening leading through to:

En-Suite Bathroom

having roll top side fill bath with free-standing mixer tap, vanity wash basin with drawers and cupboard under, low level wc, heated chrome ladder towel radiator and fitted Velux skylight with integrated blinds.



Outside

To the front of the home is a concrete patterned driveway providing ample parking. To the rear is a large flagged Rivened patio area which in turn leads to an enclosed mainly lawned garden which is well screened by timber fencing with raised herbaceous borders. At the far extent of the garden is a garage/store and further patio/seating area.

Services

All mains services are believed to be connected to the property.

Measurement

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

Tenure

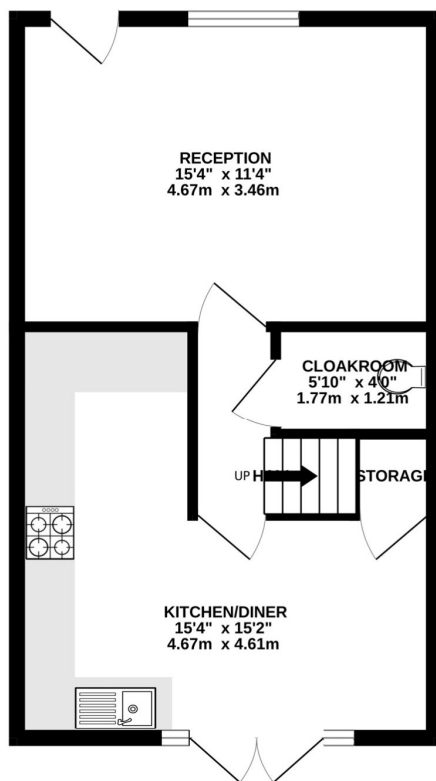
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

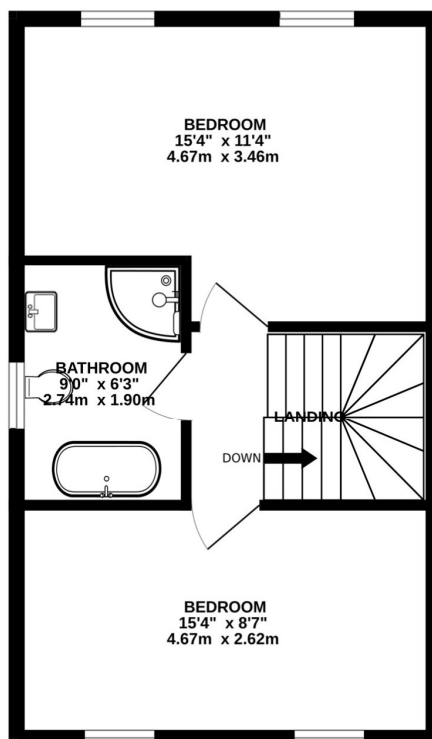
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



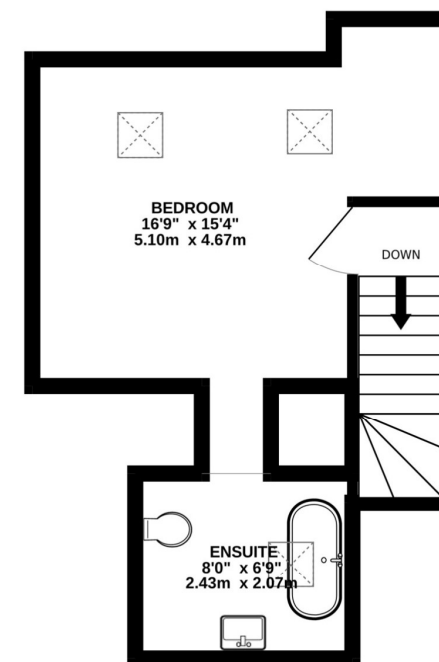
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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