

Forge Close

Repton, Derby, DE65 6WR

John 
German





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Guide price £550,000 - £575,000

Beautifully presented and deceptively spacious four/six bedroom family home offering flexible living across three floors with a stunning contemporary kitchen, multiple reception spaces and a converted double garage now serving as a home office and gym. Set within a generous plot with a private rear garden.

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This beautifully presented and deceptively spacious four/six bedroom family home offers flexible living across three floors, perfectly suited to modern family life. With a stunning contemporary kitchen, multiple reception spaces, and a luxurious master suite, the property also features a fully converted double garage now serving as a home office and gym. Set within a generous plot with a private rear garden, full-width terrace, and a picturesque brook along the boundary, this home combines stylish interiors with superb outdoor space -all in a well-connected and family-friendly location.

Renowned for its historic charm and prestigious public school, Repton is a vibrant village offering a range of local amenities including a post office, shop, butchers, popular pubs, and restaurants. Surrounded by beautiful countryside with scenic walks, it's also close to Willington's train station and provides easy access to Derby, Burton upon Trent, and major commuter routes.

The property lies tucked away in the very heart of Repton in a small and exclusive close. A stylish interior lies within offering versatile family living space set across three floors. Skilful conversion of the double garage further enhances the living space providing a dedicated home office for two plus gym space.

Welcome to your next family home

Step into a welcoming entrance porch that opens into a central hallway, where a stylish guest cloakroom is conveniently tucked beneath the stairs. At the heart of the home lies a stunning contemporary kitchen, finished in high-gloss black cabinetry that wraps around two sides of the room. Gleaming quartz worktops and a central breakfast bar island create a perfect spot for morning coffee or casual meals. The kitchen is equipped with an induction hob and extractor, built-in eye-level double oven, wine fridge, integrated fridge-freezer, and a one-and-a-half bowl composite sink with mixer tap. Metro-style tiling adds a touch of elegance, and a tall modern radiator along with polished porcelain flooring completes the space.

Adjacent is a well-appointed utility room with matching cabinetry, quartz counters, and space for a washing machine-plus a door leading directly outside.

A glazed door from the kitchen leads into a formal dining room, featuring laminate flooring, ceiling coving, and a lovely view over the rear garden-ideal for both relaxed family meals and entertaining guests.

The spacious living room runs the full depth of the home and centres around a striking deep blue wood-burning stove set into a feature fireplace. Bifold doors open directly onto a full-width, private decked terrace-perfect for summer gatherings and alfresco dining.

First floor

A winding staircase leads to the first floor, where you'll find four generously sized bedrooms. The standout is the master bedroom suite, stretching from front to back and boasting dual-aspect windows that flood the room with natural light. With garden views to the rear and a private en suite shower room featuring a walk-in enclosure, WC, and wash basin, it offers a true retreat.

The remaining bedrooms share a stylishly refitted family bathroom, complete with a panelled bath with shower over, feature wall tiling, WC, and pedestal wash basin.

Second floor

Continue to the top floor and discover two additional double bedrooms, offering fantastic flexibility perfect as an ideal teen retreat or hobby space. One of these rooms is currently set up as a cinema and gaming room.

Outside

To the front, a driveway provides off-road parking, with gated side access leading to the rear garden-a beautifully designed family space. A full-width decked terrace steps down to a large, low-maintenance artificial lawn, bordered by a charming babbling brook along the rear boundary.

Detached double garage

Formerly a traditional garage, this space has been skilfully converted into a versatile home office set up for two, along with a spacious gym-ideal for remote working, wellness, or both.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. The house lies on shared private drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/15042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

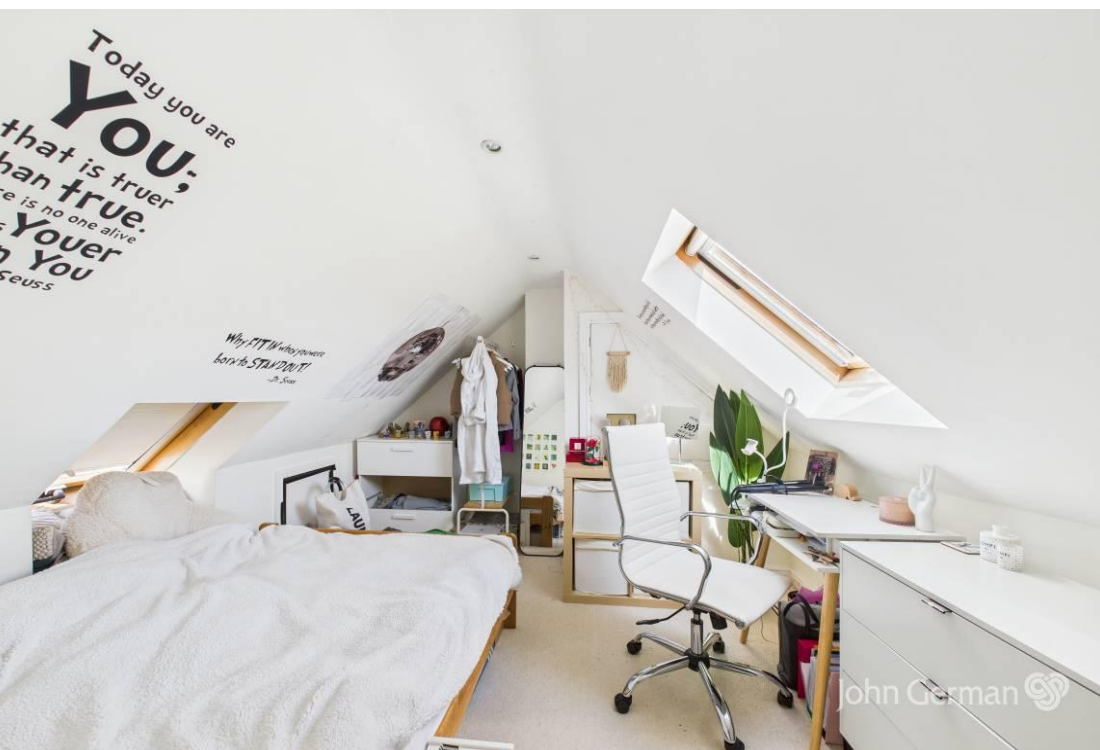
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





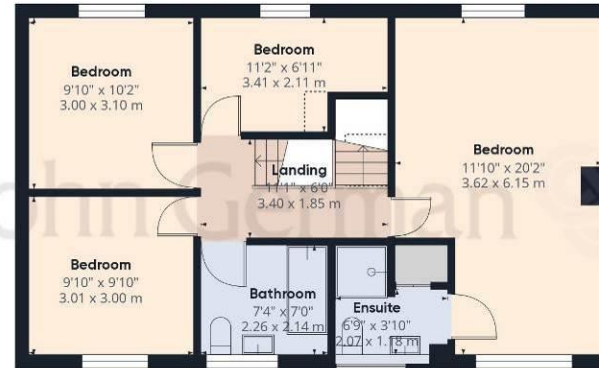




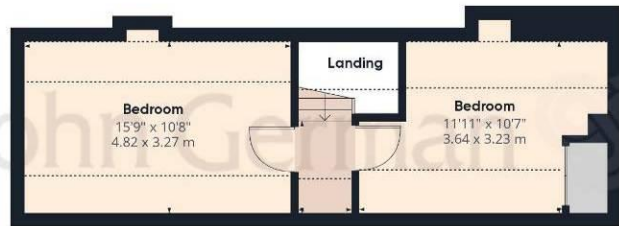




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3478.49 ft²

323.16 m²

Reduced headroom

141.4 ft²

13.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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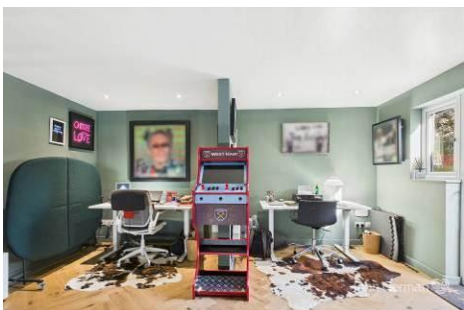
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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