





This well-presented three-bedroom detached home is situated within the highly regarded village of Repton and offers thoughtfully arranged accommodation set across three floors. The property has been tastefully fitted throughout, featuring a modern kitchen diner opening onto the rear garden, a separate living room, three well-proportioned bedrooms including a principal suite with en-suite, and a stylish shower room. Externally, the property benefits from off-street parking to the front and a generous enclosed rear garden with a garage positioned at the far end, ideal for storage or workshop use, noting that the garage does not have vehicular access.



Accommodation

Ground Floor

The accommodation is accessed via a composite front entrance door leading into a welcoming living room. The living room is positioned to the front elevation and offers a comfortable space with modern décor and ample room for a range of seating. From the hallway, there is access to a ground floor WC fitted with a contemporary two-piece suite. To the rear of the property, the kitchen diner is fitted with a range of modern wall and base units, complementary work surfaces, integrated appliances, and space for a dining table. Double glazed French doors open directly onto the rear patio and garden, creating an excellent connection between indoor and outdoor living.

First Floor

The first floor landing provides access to two bedrooms and the main bathroom. Bedroom two is a generous double room with a window to the rear elevation, while bedroom three is a well-proportioned room with a window to the front, suitable for use as a bedroom, home office, or nursery. The bathroom is fitted with a modern suite comprising a bath with mixer tap and handset over, wash hand basin, and WC, and a separate shower cubicle finished with contemporary tiling and fittings.

Second Floor

Occupying the top floor is the principal bedroom suite, which offers a spacious double bedroom with roof light windows providing natural light. This room also benefits from built-in storage within the eaves and access to a private en-suite bathroom. The

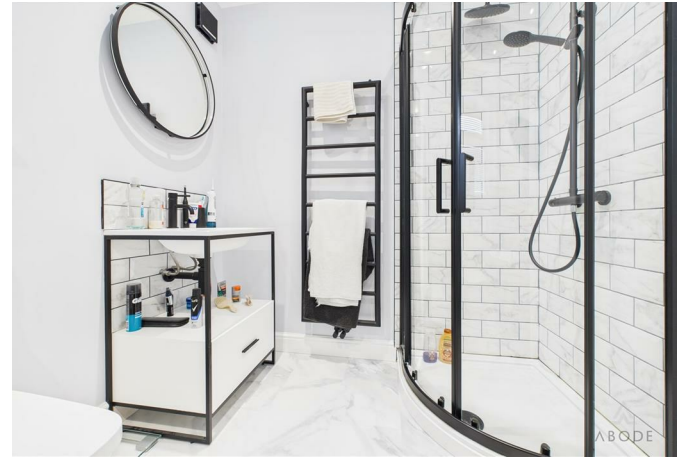


en-suite is fitted with a modern suite including a freestanding bath, wash hand basin, and WC, creating a well-appointed and private retreat.

Outside

To the front of the property is a block-paved driveway providing off-street parking. The rear garden is fully enclosed and enjoys a good degree of privacy, featuring a paved patio area ideal for outdoor seating, leading onto a well-maintained lawn with planted borders. Situated at the far end of the garden is a detached garage, offering







excellent storage or workshop potential; however, it should be noted that the garage does not have vehicular access.

Location

Repton is a highly desirable and historic village, renowned for its character, community atmosphere, and excellent local amenities. The village offers a range of shops, public houses, a primary school, and access to well-regarded schooling, including Repton School. The area is well placed for access to Burton-on-Trent, Derby, and major road networks, making it ideal for commuters while still enjoying a village setting surrounded by attractive countryside.





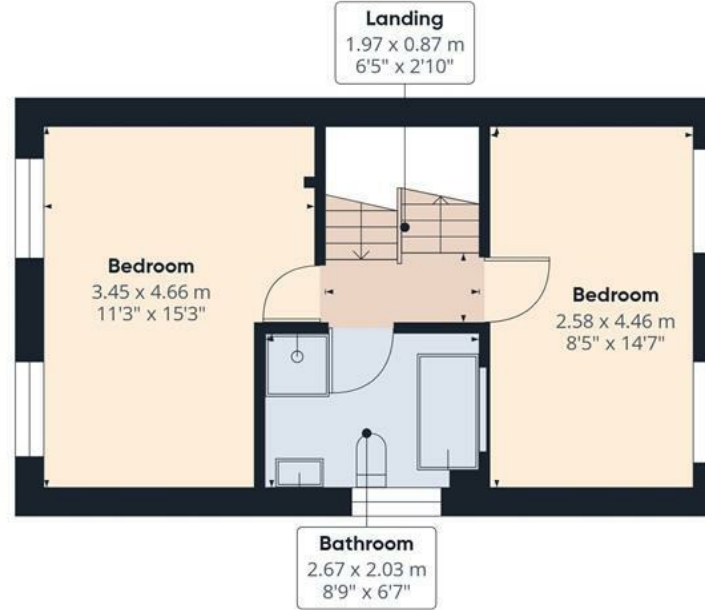








Floor 0



Floor 1



Floor 2



Approximate total area^m

97 m²

1044 ft²

Reduced headroom

7.6 m²

82 ft²

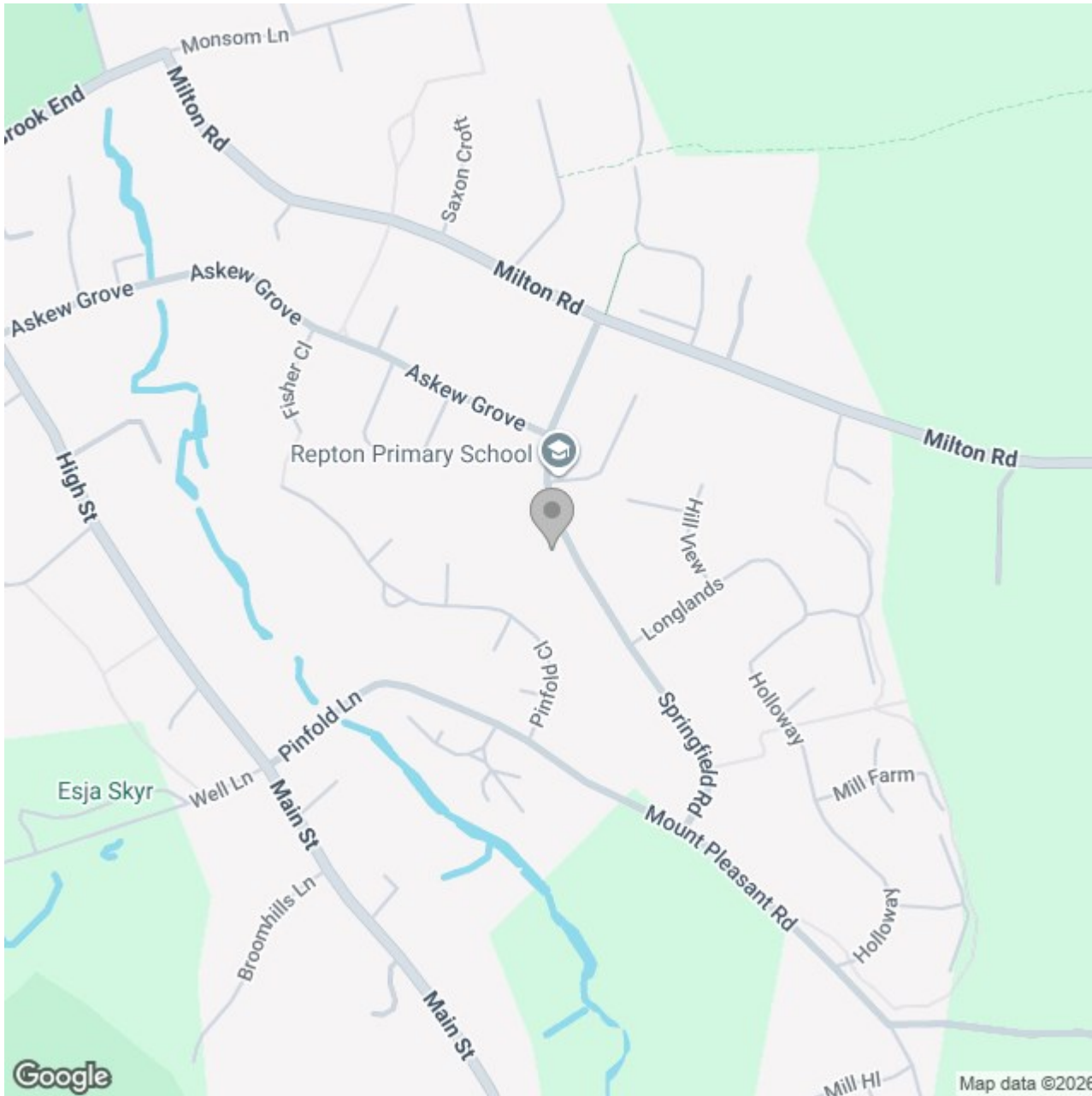
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	