

2 Maple Court, Repton, Derby, DE65 6PZ

Offers Over £345,000

Freehold



- Spacious, Four Bedroom, End-Terraced Family Home
- No Upward Chain
- Generous Principal Bedroom with En-Suite Shower Room
- Bright Conservatory Overlooking the Rear Garden
- Spacious Living & Dining Room
- Fitted Kitchen with Granite Worktops & Integrated Appliances
- Newly Installed BAXI Boiler
- South East Facing, Low Maintenance, Rear Garden
- Off-Street Parking for Two Vehicles
- Arranged over Three Well-Proportioned Floors





Summary

A spacious and versatile four bedroom, three storey family home offering generous living accommodation throughout. Built in 2007 in a charming character cottage style, the property enjoys a delightful position within the heart of this historic Derbyshire village, just a short walk from open countryside.

The home benefits from gas central heating and sash-style UPVC double glazed windows and is neutrally decorated throughout. The accommodation comprises an entrance hallway, cloakroom WC, well-appointed dining kitchen, spacious lounge/dining room and a bright conservatory.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from an ensuite shower room. Stairs lead to the second floor, where there is an impressive attic bedroom with Velux windows.

Externally, the property offers two off-street parking spaces to the front and a south east facing, enclosed rear garden with paved patio, lawned area, and timber-framed shed.

F&C

The Location

Repton is a highly sought-after Derbyshire village known for its historic charm, picturesque surroundings and strong sense of community. The village offers an excellent range of local amenities including a general store, post office, butcher, primary school, village inns, parks and the renowned Repton School, all within easy reach. Ideally positioned for commuters, Repton is conveniently located approximately four miles from Burton upon Trent and eight miles from Derby, with excellent transport links via the A38 and A50 providing swift access to Birmingham, the West Midlands, the M1 motorway network and East Midlands Airport. Combining rural appeal with excellent connectivity, Repton is an ideal location for families, professionals, first-time buyers and those looking to downsize without compromising on lifestyle.

Accommodation

Entrance Hallway

14'6" x 3'1" (4.42 x 0.96)

The entrance hallway provides a welcoming introduction to the property and is finished with hard flooring and neutral décor. The space benefits from a radiator, smoke alarm, two wall lights and a heating thermostat. Stairs rise to the first floor, while internal doors provide access to the downstairs WC, kitchen and living/dining room.

Downstairs WC

5'2" x 2'10" (1.59 x 0.88)

The ground floor WC is fitted with walnut-effect hard flooring and comprises a wash basin with separate hot and cold taps, push-button flush WC and extractor fan. The room also houses the newly installed BAXI boiler and consumer unit, while a radiator provides additional comfort.

Kitchen

12'2" x 9'10" (3.73 x 3.02)

Positioned to the front aspect, the kitchen is fitted with a range of cream wall and base units finished with chrome handles and complemented by black granite worktops. Features include a white ceramic sink with drainer, integrated dishwasher, integrated under-counter fridge and freezer, and additional space for a freestanding fridge freezer. Cooking facilities include a single electric oven with gas hob and extractor hood above. White tiled splashbacks, spotlights and a front-facing window complete the room.



Living & Dining Room

16'7" x 12'10" (5.07 x 3.93)

The spacious living and dining room offers excellent versatility for both family living and entertaining. Continuous flooring flows throughout the room, while traditional style white radiators and wall lighting add warmth and character. The dining area overlooks the rear garden and French doors lead directly into the conservatory, allowing plenty of natural light into the space.



Conservatory

9'0" x 8'8" (2.76 x 2.66)

The conservatory provides a bright additional reception room overlooking the rear garden. The space benefits from laminate flooring, radiator, wall lights and ceiling lighting, making it suitable for use throughout the year.

First Floor Landing

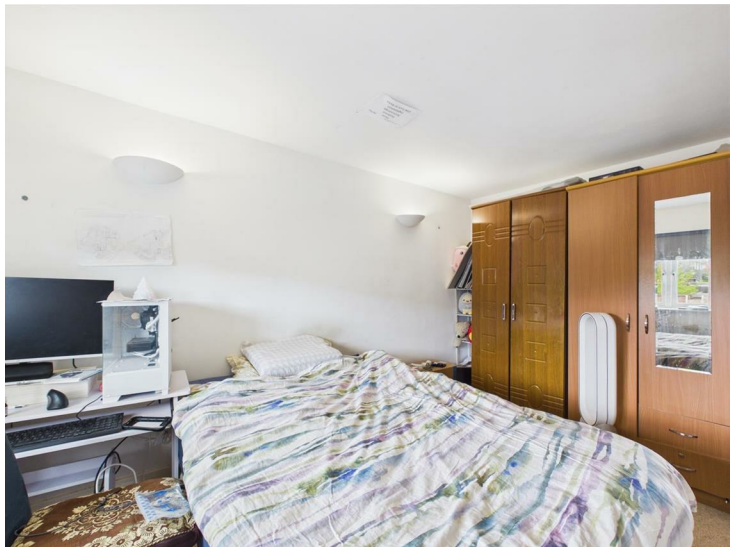
10'3" x 3'1" (3.14 x 0.94)

The first-floor landing is well presented and features spotlights and doors leading to three bedrooms and the family bathroom.

Bedroom Two

12'11" x 9'7" (3.94 x 2.94)

Bedroom two is a generously sized double bedroom positioned to the rear aspect. The room benefits from carpet flooring, radiator, wall lighting and ample space for wardrobes and additional bedroom furniture.



Bedroom Three

12'4" x 9'6" (3.78 x 2.92)

Bedroom three is a great-sized double bedroom located to the front aspect. It benefits from wall lighting, a window overlooking the front and driveway, carpeted flooring, and a radiator. There is plenty of space for wardrobes and a desk, and the room is neutrally decorated throughout.



Bedroom Four

8'0" x 6'8" (2.44 x 2.05)

Bedroom four is a well-proportioned single bedroom overlooking the rear garden. The room features carpet flooring, radiator and space for additional furniture, making it ideal as a child's bedroom, nursery or home office.

Family Bathroom

6'8" x 6'7" (2.05 x 2.02)

The family bathroom is fitted with vinyl flooring and comprises a panelled bath with shower over and glass screen surround. Additional features include a wash basin with mixer tap, push-button flush WC, radiator and a privacy window to the front aspect allowing natural light and ventilation.

Second Floor Landing

3'5" x 2'11" (1.06 x 0.89)

The second-floor landing is bright and spacious, benefiting from wall lights, spotlights, carpeted stairs and a useful storage cupboard.

Bedroom One

14'1" x 10'0" (4.30 x 3.05)

Occupying the top floor, the main bedroom offers a spacious retreat and benefits from carpet flooring, two wall lights and three Velux windows which allow an abundance of natural light into the room. There is also useful eaves storage and direct access into the ensuite shower room.



En-Suite Shower Room

7'6" x 5'0" (2.30 x 1.53)

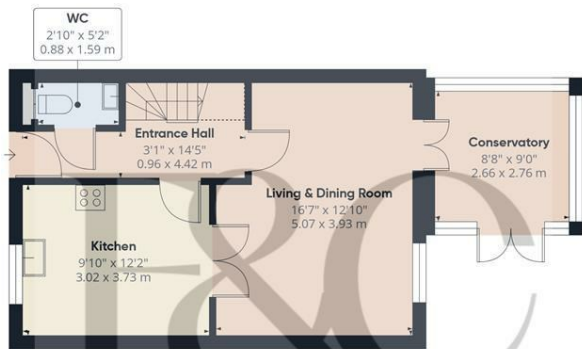
The ensuite is fitted with tiled flooring and comprises a double shower enclosure with electric shower, wash basin with mixer tap, fitted mirror and push-button flush WC. Additional features include spotlights, extractor fan and a chrome heated towel radiator.

Rear Garden

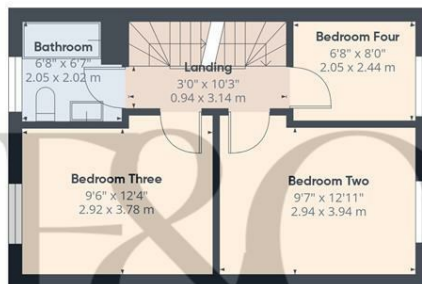
The south-east facing rear garden has been designed for ease of maintenance and is mainly laid with paving slabs, creating an ideal outdoor seating area. The garden also benefits from a wooden shed and gated side access.



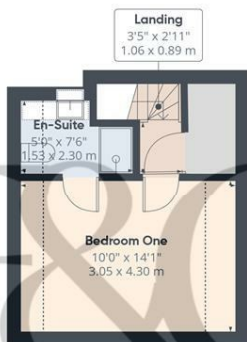
Council Tax Band C



Floor 0



Floor 1



Floor 2

Approximate total area[®]

1076 ft²
100 m²

Reduced headroom

48 ft²
4.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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2 Maple Court
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	