



Coppice Rise, Repton, Derby

 5  3  2



£700,000



## Key Features

- Impressive Five-Bedroom Detached Home
- High Quality Internal Specification
- Superb Position On The Fringe Of This Fabulous Village
- Immediate Vacant Possession
- Ideally situated for Repton Prep and Repton School
- Attached Double Garage
- EPC rating B
- Freehold





Situated on the fringe of this extremely popular village, and within proximity of an excellent array of amenities and facilities (including world-class schools), this beautifully presented family home is worthy of an internal inspection to reveal the size and quality of accommodation. The home in brief comprises a large entrance hall with storage and a guest cloak room, a fabulous main sitting room with a media wall, a stunning open-plan living dining kitchen with an abundance of premium integrated appliances, and a separate utility room.

On the first floor, a landing leads to five well-proportioned bedrooms, two of which have en-suite facilities, the master having a dressing room, and there is also a well-appointed family bathroom. Outside, there are mainly lawned gardens to the front and rear. A driveway provides ample parking and leads to an attached double garage, and to the rear is a very pleasant, south-facing, enclosed garden with a good-sized patio.

### Accommodation In Detail

#### Open Canopied Entrance

Featuring a uPVC half-obscure double-glazed entrance door, with obscure double-glazed panels on both sides, leading to:

#### Impressive Entrance Hall

The staircase rises to the first floor, complete with oak spindles, a handrail, and newel posts. It features luxury stone-effect vinyl flooring, underfloor heating, low-intensity LED spotlights in the ceiling, a fitted smoke alarm, and a practical understairs storage cupboard.

#### Guest Cloak Room

It comprises an Instinct Milos vanity wash basin, a low-level twin flush WC with a concealed cistern, low-intensity LED spotlights in the ceiling, luxury stone-effect vinyl flooring, underfloor heating, and a fitted extractor vent.

#### Reception Room 3.55m x 6.02m (11'7" x 19'10")

Featuring uPVC double-glazed windows at the front and side elevations with integrated blinds, an impressive concrete grey Acupanel media wall, smart thermostatic control for central heating, premium grey carpet, and underfloor heating.

#### Living Dining Kitchen

featuring:

#### Kitchen Area 3.46m x 4.59m (11'5" x 15'1")

The Sheraton designer kitchen by Omega features a light grey base and wall-mounted units that contrast with navy blue cabinets. All the work surfaces, including the centre island and breakfast bar, are a complementary white arabesque Silestone. There are low-intensity LED spotlights in the ceiling, a uPVC double-glazed window to the rear elevation, luxury stone-effect vinyl flooring, underfloor heating, and premium Neff integrated appliances, including a five-ring induction hob, double oven, glass and chrome extractor hood, fridge/freezer, dishwasher, and wine cooler.

#### Dining Area 5.13m x 2.21m (16'10" x 7'4")

Featuring uPVC double-glazed French doors opening out to the rear garden, luxury stone-effect vinyl flooring, underfloor heating, and low-intensity LED spotlights in the ceiling.

#### Living Area 4.99m x 4.45m (16'5" x 14'7")

Featuring luxury stone-effect vinyl flooring, underfloor heating, bi-fold doors opening out to the rear patio, uPVC double-glazed window to side elevation, low-intensity LED spotlights in the ceiling and another impressive oak-effect Acupanel media wall.

#### Utility Room 1.6m x 3.31m (5'2" x 10'11")

The Sheraton designer kitchen by Omega features a light grey base and wall-mounted units complemented by a white arabesque Silestone work surface and a Franke stainless steel sink with a mixer tap. There is plumbing for a washing machine and dishwasher, low-intensity LED spotlights in the ceiling, a uPVC double-glazed window and half-double-glazed door to the side, luxury stone-effect vinyl flooring, underfloor heating, and a courtesy access door to the garage.











## On The First Floor

### Large Impressive Galleried Landing 7.44m x 2m (24'5" x 6'7")

Featuring a uPVC double-glazed window to the front elevation, one high-efficiency central heating radiator, low-intensity LED spotlights in the ceiling, a fitted smoke alarm, access to a loft space, and an airing cupboard incorporating a large high-efficiency hot water cylinder.

### Master Bedroom 5.1m x 4.45m (16'8" x 14'7")

Twin uPVC double-glazed windows overlooking the front elevation with integrated blinds, and one high-efficiency central heating radiator. Large glass-fronted fitted wardrobes.

### Dressing Room 1.81m x 2.18m (5'11" x 7'2")

Bespoke fitted, with one high-efficiency central heating radiator.

### En-Suite Shower Room

The suite comprises a double shower with sliding glass and chrome doors and a thermostatically controlled shower, a low-level WC with concealed cistern, an Instinct vanity wash basin, full tiling complement to two walls, luxury wood-effect vinyl flooring, low-intensity LED spotlights in the ceiling, a large heated chrome ladder towel radiator, fitted extractor vent, and a fitted shaver point.

### Bedroom Two 4.4m x 5m (14'5" x 16'5")

uPVC double-glazed windows overlooking the side and rear elevations with integrated blinds, and one high-efficiency central heating radiator.

### En-Suite 2.2m x 1.45m (7'2" x 4'10")

The suite comprises an over-sized shower enclosure with sliding glass and chrome doors and a thermostatically controlled shower, an Instinct vanity wash basin, a low-level WC with concealed cistern, full tiling complement to two walls, luxury wood-effect vinyl flooring, a large heated chrome ladder towel radiator, low-intensity LED spotlights in the ceiling, fitted extractor vent and obscure uPVC double-glazed window to side elevation.



### Bedroom Three

uPVC double-glazed window overlooking the rear elevation and one high-efficiency central heating radiator.

### Bedroom Four 3.53m x 3.82m (11'7" x 12'6")

uPVC double-glazed window overlooking the front elevation with integrated blinds and one high-efficiency central heating radiator.

### Bedroom Five 3.2m x 2.36m (10'6" x 7'8")

uPVC double-glazed window overlooking the rear elevation and one high-efficiency central heating radiator.

### Family Bathroom

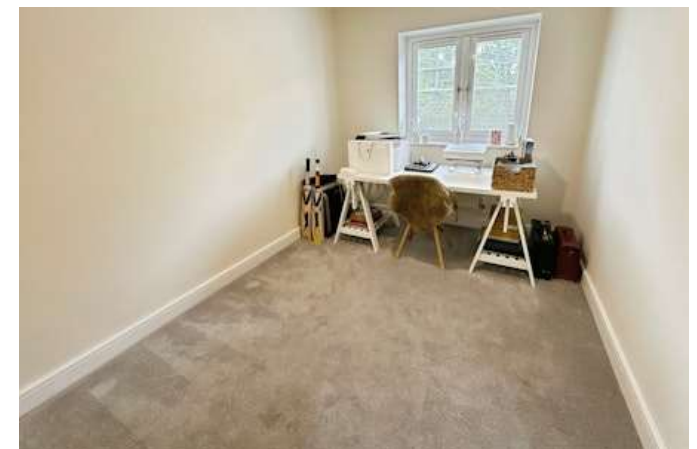
Instinct four-piece suite comprising panelled bath, wall-mounted wash basin, low-level WC with concealed cistern, oversized shower enclosure with folding glass and chrome doors and thermostatically controlled shower, large chrome ladder towel radiator, fitted extractor vent, low-intensity LED spotlights in the ceiling, and luxury wood-effect vinyl flooring.

### Outside

To the front and side are mainly lawned gardens, and a double-width block-paved driveway provides ample parking and leads to the attached garage. To the rear is a south-facing, pleasant, enclosed garden screened well by a Photinia Red Robin hedgerow, fencing, and brick walling. The garden features a polished Sandstone patio area.

### Garage 5.01m x 5.8m (16'5" x 19'0")

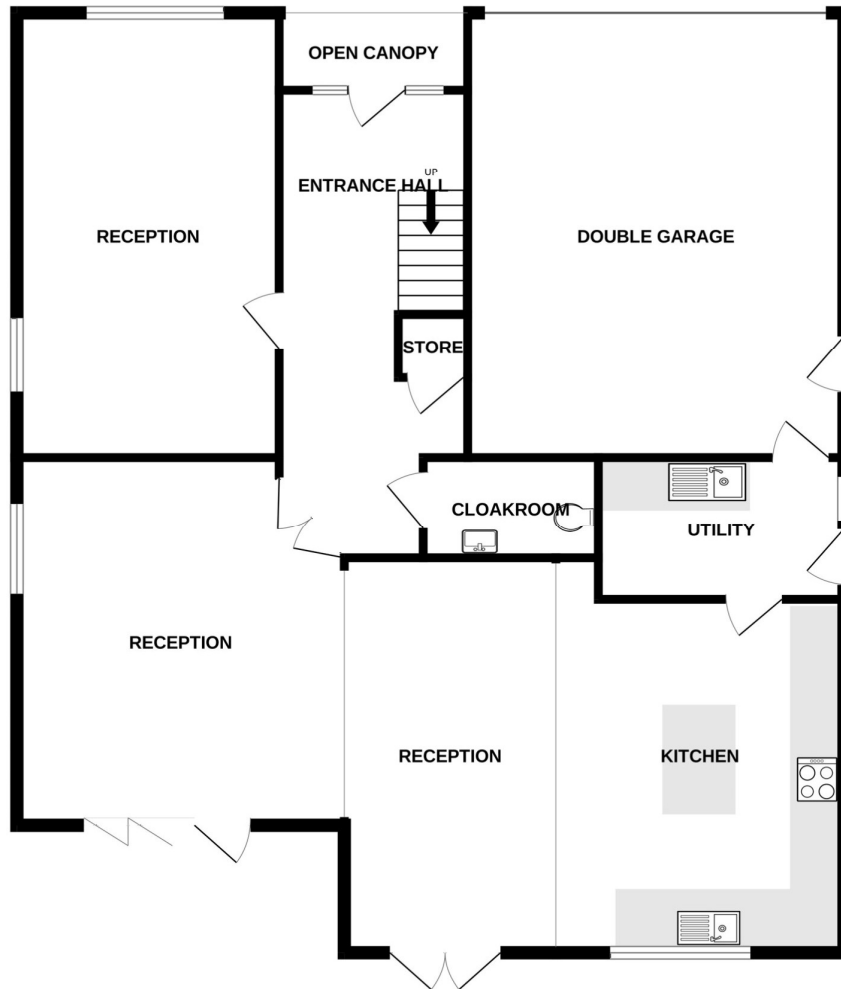
Featuring an up-and-over steel garage door with remote control motorised opening, a high-efficiency, wall-mounted Ideal Logic gas-fired central heating boiler, and a uPVC half-obscure double-glazed door to the side elevation.



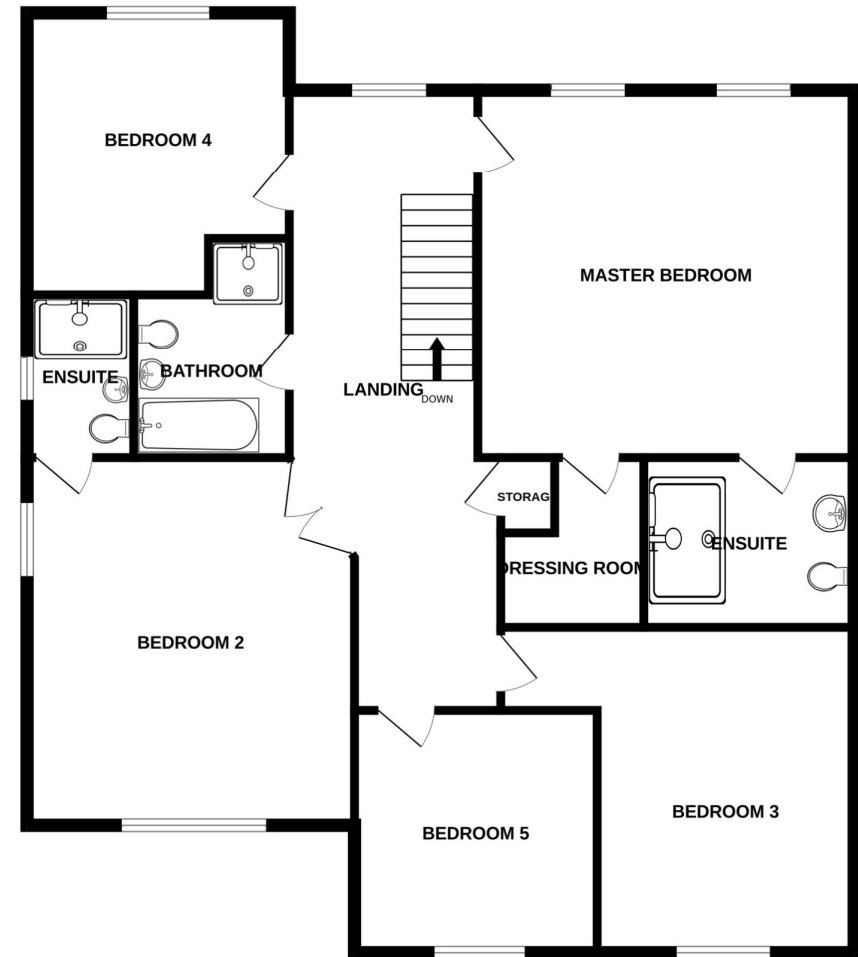




GROUND FLOOR  
1456 sq.ft. (135.3 sq.m.) approx.



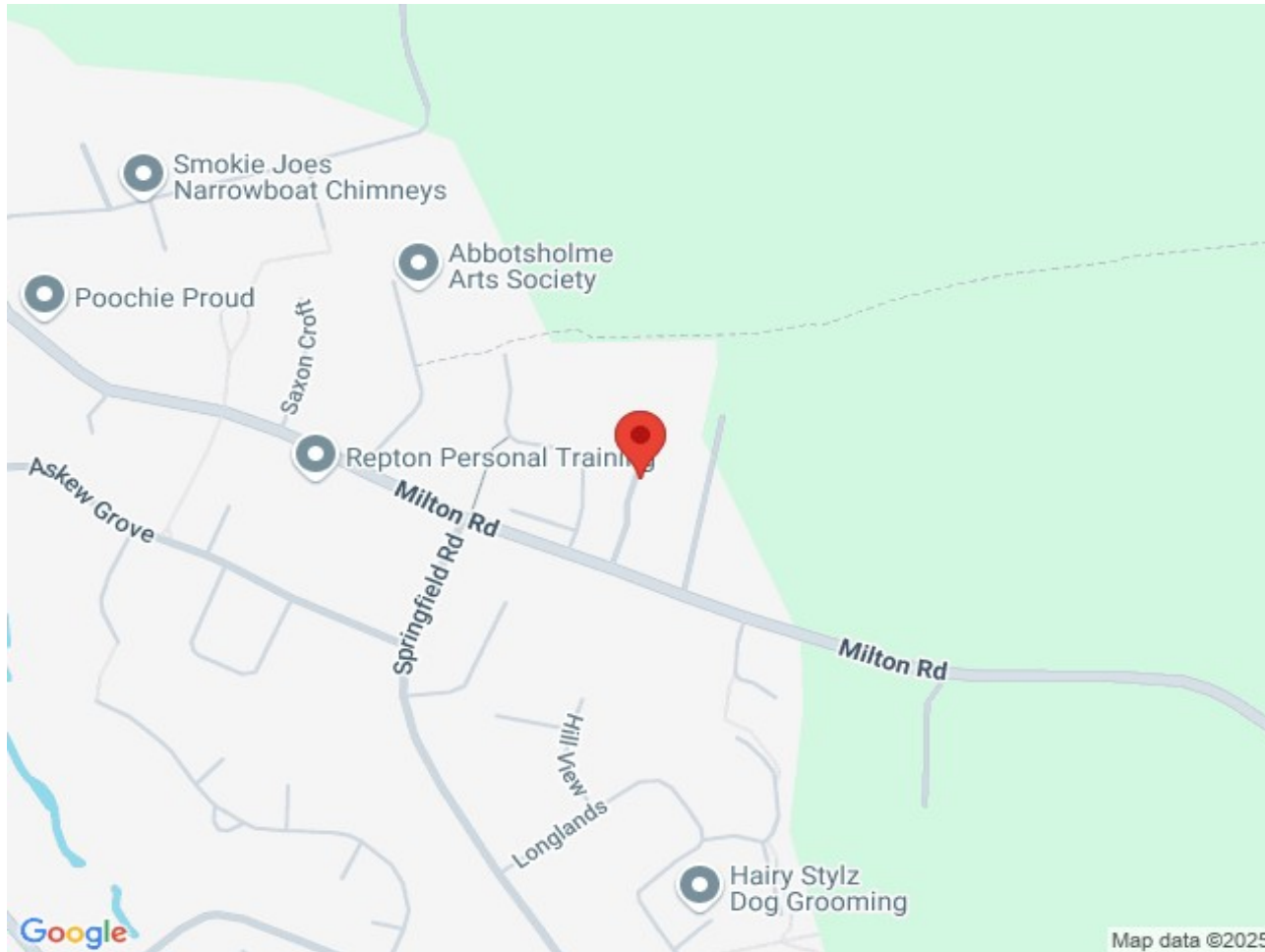
1ST FLOOR  
1370 sq.ft. (127.3 sq.m.) approx.



TOTAL FLOOR AREA : 2826 sq.ft. (262.6 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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## Services

All mains services are believed to be connected to the property. There is a service charge for the common outside areas at approximately £550 per year, payable biannually.

## Measurement

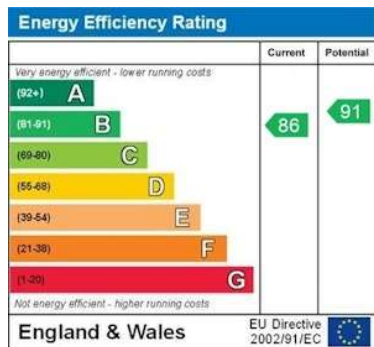
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## 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.



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