



Milton Road
Repton Derby



Property Description

A characterful two bedroom cottage situated in the highly sought after Derbyshire village of Repton.

This property is well located for access to all local amenities, such as shops, eateries/pubs, nurseries, primary and secondary schools. It also provides excellent access to major road links like the A38 and A50, as well as access to public transport routes. Full of charm and characterful features, and well-presented throughout, the property benefits from gas central heating and double glazed windows; In brief the property comprises: entrance hallway, kitchen, lounge, bathroom, two bedrooms. Outside the rear garden is mainly laid-to-lawn, with circular paved stepping-stones leading to a brick-paved area and bordered with flowerbeds on either side of the garden. There is also a shed, and an outside tap in the rear garden. To the front, there are patio-paved steps up from the street leading to a patio-paved pathway to access the entrance door located under the archway. The front garden runs alongside the pathway, with wood chippings, and enclosed with a brick wall and fencing separating the garden from the street, with a gate for access.

Location

Repton is famous for its public school and also provides an excellent range of amenities including St Wystans school, reputable primary school, selection of shops and reputable village inns/ restaurants including the well regarded Boot Inn (finalist in the Muddy Stiletos awards 2024) easy access is available to Derby and Burton upon Trent as well as major employers in the area.

Entrance Hallway

Entrance through front side door into the entrance hall providing access to the lounge and kitchen, and the stairs to the first floor.

Lounge

10' 1" x 11' 1" (3.07m x 3.38m)

Spacious and well-presented having a feature log burner and fireplace, carpeted flooring, central heating radiator, and a large double glazed window to the front elevation.

Kitchen

11' 1" x 11' 2" (3.38m x 3.40m)

Fitted kitchen comprising of a range of matching wall, base and drawer units with wooden work surfaces over, one and a half bowl white ceramic sink, gas hob and electric oven, with space for further appliances such as a fridge freezer and dishwasher. With quarry tiled flooring, splashback tiling, spotlights to the ceiling, a double-glazed window to the rear, a large understairs storage cupboard/pantry, and a door through to the rear lobby. A real feature of the kitchen, whilst not in use, is the original bread oven.

Rear Lobby

Accessed from the kitchen, leading to the bathroom. With an external door to the side for access to the rear garden.

Bathroom

Three piece bathroom suite to the ground floor, comprising low level WC, double vanity wash-hand basin, and a walk in shower. With tiled flooring, part-tiled walls, spotlights to the ceiling, a heated towel rail, an extractor fan, and a frosted double-glazed window to the side.

Bedroom One

15' x 10' 2" (4.57m x 3.10m)

The main bedroom has carpeted flooring, fitted wardrobes, a feature Victorian fire place, a wooden beam across the ceiling which ties the room together, two double-glazed windows to the front, and the loft hatch with a drop-down ladder with hand rails, giving access to the fully boarded loft with power and lighting.

Bedroom Two

11' 2" x 11' 1" (3.40m x 3.38m)

The second bedroom has original wooden flooring, a feature Victorian fire place, fitted wardrobes, and a double-glazed window to the rear.

Outside

Externally, the rear garden is mainly laid-to-lawn, with circular paved stepping-stones leading to a brick-paved area and bordered with flowerbeds on either side of the garden. There is also a shed, and an outside tap in the rear garden. To the front, there are patio-paved steps up from the street leading to a patio-paved pathway to access the entrance door located under the archway. The front garden runs alongside the pathway, with wood chippings, and enclosed with a brick wall and fencing separating the garden from the street, with a gate for access.









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Tenure:Freehold EPC Rating: D

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