



Askew Grove  
Repton Derby



### Property Description

A substantial and versatile four bedroom detached family home in highly desirable brook-side location with ample off-road parking, garage and private gardens to front side and rear. The property has a gas fired central heating system, UPVC double glazing and UPVC soffits, fascias and guttering for ease of maintenance and is offered with no chain! In brief the accommodation comprises:- Entrance hall, spacious lounge, generous conservatory, kitchen, utility room/w.c, dining room and ground floor bedroom or study. To the first floor is a spacious master bedroom with potential en suite, a further double bedroom, single bedroom three and generous family bathroom. Outside, the property is set well back from the road with private well stocked gardens to front side and rear and the added feature of the brook to the side. To the opposite side is a long driveway providing off road parking for several vehicles leading to an attached garage with light & power. The property is situated close to the centre of the particularly popular and historic village with a wealth of amenities.

### Area Information

Repton is famous for its public school and also provides an excellent range of amenities including St Wystan's school, a reputable primary school, selection of shops and very popular village inns/ restaurants including The Boot Inn (named Pub of the Year at the AA Hospitality Awards 2016) and the Bull's Head. Easy access is available to Derby and Burton upon Trent as well as major employers in the area.

### Entrance Hallway

Accessed via UPVC double glazed entrance door leading into the entrance hallway having UPVC double glazed window to the front elevation with fitted window blind, two double louvre door fronted cupboards with hanging rails and shelving with one of the cupboards incorporating the Ideal boiler (installed in

Nov.2025) providing domestic hot water and central heating, laminate flooring, central heating radiator, and door off to: -

### Lounge

A spacious lounge having two UPVC double glazed windows one to the front elevation with fitted window blind and the second to the side giving light from the conservatory, central heating radiator, laminate flooring, a range of shelving to be included in the sale, three wall light points, UPVC double glazed double opening French doors also with fitted window blinds giving access to: -

### Conservatory

Having a dwarf brick wall and UPVC double glazed construction where a particular feature is the UPVC double glazed pitched roof, fitted blinds to the conservatory, laminate flooring, wall mounted electric heater and a UPVC double glazed door to the front giving access to the front and side garden areas.

### Kitchen

Accessed via the lounge having a range of oak fronted matching base and wall units with laminated work surfaces over, a single drainer one and a quarter bowl stainless sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, space for a dishwasher but would require removal of a base unit, space for a microwave, an eye level oven, four burner gas hob, extractor fan over, vinyl floor covering, ceramic tile splash back, part louvre door fronted pantry with shelving, central heating radiator, UPVC double glazed side entrance door with inset opaque and double glazing with opaque double glazed panels, door to inner hallway and a further door giving access to: -

### Cloaks/Utility

Access via the inner hallway having plumbing for an automatic washing machine, space for

a fridge/freezer, laminated work surfaces, open shelf end unit, pedestal wash hand basin, low level wc, ceramic tiled splash back to the sink area with fitted mirror, central heating radiator, laminate flooring and UPVC double glazed opaque window to the side elevation.

## Ground Floor Bedroom

Accessed from the inner hallway having UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring.

## Dining Room

A further door off the inner hallway giving access to the dining room having carpeted flooring, central heating radiator, UPVC double glazed window to the rear elevation giving aspect over the garden, UPVC double glazed door giving access to the rear garden, open spindle staircase off to the first floor, understairs storage and coving to the ceiling.

## First Floor Landing

Having carpeted flooring, and door off to: -

## Master Bedroom

A generous master bedroom suite (could be separated into two rooms if required) having two UPVC double glazed windows to the side elevation giving aspect over the garden, a beautiful vista of mature trees and a brook, a further UPVC double glazed window to the front elevation, central heating radiator, panelled door leads to a potential ensuite shower room, currently having a pedestal wash hand basin and access to eaves storage, central heating radiator, built in linen store with slatted shelving and loft access.

## Family Bathroom

Another generous sized room that again could be separated into an ensuite and a family bathroom having an avocado coloured suite comprising panel bath with bath/shower mixer tap, pedestal wash hand basin, bidet and wc, Velux double glazed rooflight window, part ceramic tiled walls, wall

mounted chrome heated towel rail, inset spotlights to the ceiling, vinyl flooring and a further loft access point.

## Bedroom Two

Having UPVC double glazed window to the side elevation, central heating radiator, door giving access to an over stairs storage cupboard with shelving and hanging rail.

## Bedroom Three

An 'L' shaped bedroom having Velux timber double glazed rooflight window, central heating radiator, door giving access to eaves storage.

## Outside

The property is set well back from the road having a beautiful front garden laid mainly to lawn flanked with block edged borders incorporating a variety of mature trees and shrubs, adjacent to the property is the brook which the property owns half of the brook to the side which is a particular feature to the property, side block edged gravelled driveway providing off road parking for several vehicles, the driveway is flanked with border incorporating a variety of shrubs, The driveway leads to an attached single garage with a remote controlled up and over door, light and power and rear access door and window. A paved and gated path to the side of the garage leads to the rear section of the garden, which is decked for ease of maintenance, flanked with borders and inset with a variety of fruit trees, decked steps leading up to a decked path giving access to the dining room. A gate at the end of the decked area gives access to a further garden area with stepping stones over a wildflower meadow styled area, timber garden seat and raised vegetable patch.

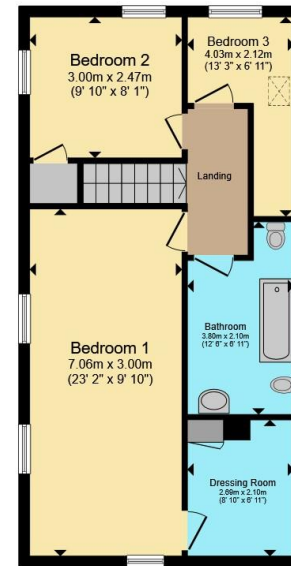








**Ground Floor**



**First Floor**

Total floor area 156.6 m<sup>2</sup> (1,685 sq.ft.) approx

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Property Ref: MEL206001 - 0014

Tenure:Freehold EPC Rating: C Council Tax Band: E

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