



Mercia Court
Repton Derby

Mercia Court Repton Derby DE65 6FF

for sale
£290,000



Property Description

A well designed and presented deceptively spacious three-storey home situated in the very heart of Repton village within walking distance of all the village amenities and ideally located for schooling in Repton. Offering versatile accommodation with stylish contemporary finishes throughout, this impressive property combines practical modern living with characterful village views, secure gated parking and an integral garage with remote door. Briefly the accommodation comprises, to the ground floor: - Entrance hall, shower room, bedroom. To the first floor: - stunning open plan living/dining/kitchen areas, to the second floor: - Master bedroom, Jack and Jill bathroom and bedroom two.

The property is surrounded by charming period architecture, independent amenities and beautiful South Derbyshire countryside. Repton is renowned for its rich history, vibrant village atmosphere and exceptional schooling, including the prestigious Repton School. The village offers an excellent range of everyday facilities including popular pubs, restaurants, cafés, boutique shops and a thriving community feel, whilst also benefiting from excellent transport links to nearby centres such as Derby, Burton upon Trent and major road networks including the A38 and A50. Surrounded by attractive countryside walks and picturesque scenery, Repton perfectly combines village charm with modern convenience, making it one of the region's most sought-after residential locations.

Entrance Hallway

Front panelled double glazed entrance door with inset opaque and leaded glazing leading to a spacious entrance hallway having Amtico flooring, open tread spindle staircase off to the first floor, a range of full height laminated cloak/utility cupboards for storage, central heating radiator, useful understairs recess, utility area with plumbing and space for automatic washing machine, space for dryer, laminated work surface over, double wall mounted laminated unit that also houses the Worcester boiler providing domestic hot water

and central heating, ceramic tiled splashback to this area, inset spotlights to the ceiling, oak door leading to a good sized integral garage, further oak door leading to: -

Ground Floor Shower Room

Having a three piece modern white suite comprising corner glazed shower cubicle with mains chrome shower, fully tiled to the shower area with mosaic border tiles, wash hand basin with chrome mixer tap over, low level wc, central heating radiator, flooring continuing through from the entrance hallway, inset spotlights to the ceiling, extractor fan to the ceiling.

Ground Floor Bedroom

Having double glazed double opening French doors giving access to a small rear garden area with a walled end boundary and fencing to the side boundaries, lovely open views over the wall to a wooded area with a vista of trees. The room itself has the continuation of the flooring from the entrance hallway, central heating radiator, range of full height wardrobes having bifold style doors including hanging rails and shelving, inset spotlights to the ceiling.

First Floor Landing

Having carpeted staircase off to the second floor.

First Floor Living Area

Large open plan living areas: -
Kitchen

Having a feature circular kitchen area fitted with a range of matching base and wall units with Corian work surfaces over, integrated appliances comprising fridge freezer, microwave, oven, four burner gas hob and extractor fan over, glazed splashback to the cooking area, feature splashback to the upstands from the work surfaces, inset sink

with chrome mixer tap over, integrated dishwasher, feature Amtico flooring, inset spotlights to the ceiling, the room extends out to: -

Dining Area

Having laminate flooring, wall mounted unit providing storage and open display shelving, central heating radiator, double glazed window to the rear giving aspect over the woodland area, a further wide opening giving access to: -

Lounge

The 'L' shaped lounge area is beautifully presented with the laminate flooring continuing through, two central heating radiators, picture lights, inset spotlight to the ceiling, double opening double glazed French doors to the front with matching attached side panels giving access to a beautiful balcony being paved with a dwarf brick wall and wrought iron railings giving a stunning vista over the village roof tops and the trees to the left a gorgeous space for outside dining and seating area.

Second Floor Landing

Having chrome balustrade giving access to two further bedrooms.

Master Bedroom

Having double glazed window to the front elevation, a range of fitted five door fronted wardrobes with hanging rails and shelving, inset spotlights to the ceiling, carpeted flooring, central heating radiator, oak door to: -

Jack And Jill Bathroom

Being accessed from both bedrooms having a four piece modern white suite comprising panel bath with chrome mixer tap with ceramic tiled splashback with decorative mosaic border tiles, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, ceramic tiled splashback again with the decorative mosaic border tiles, low level wc, corner glazed shower cubicle fully tiled with the mosaic border with chrome mains shower over, Amtico flooring, further oak door to: -

Bedroom Two

Having double glazed roof light window, carpeted flooring, loft access, central heating radiator, inset spotlights to the ceiling.

Outside

The property has designated resident parking plus additional visitor parking, large integral garage having electric remote controlled up and over door, light and power, small courtyard garden to the rear.

10 year freehold and management charge of £660 per annum.

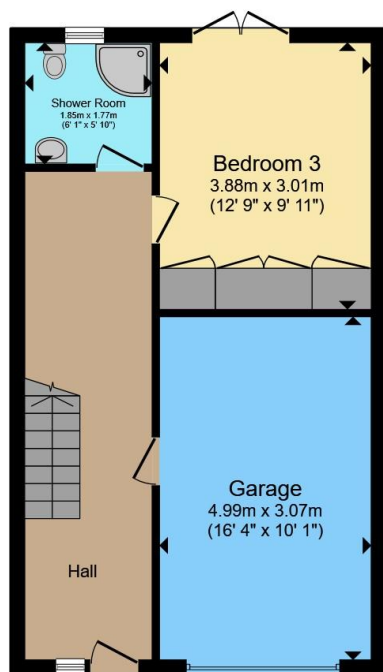
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

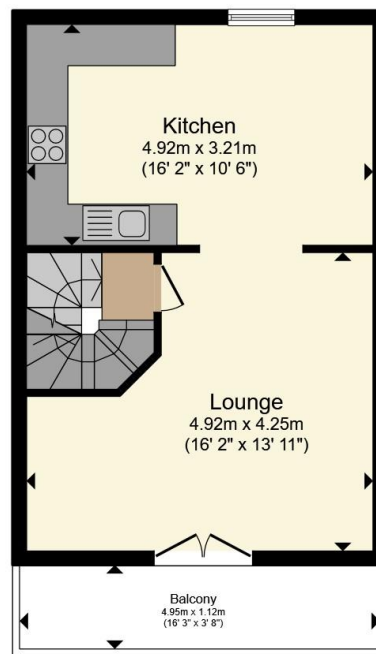




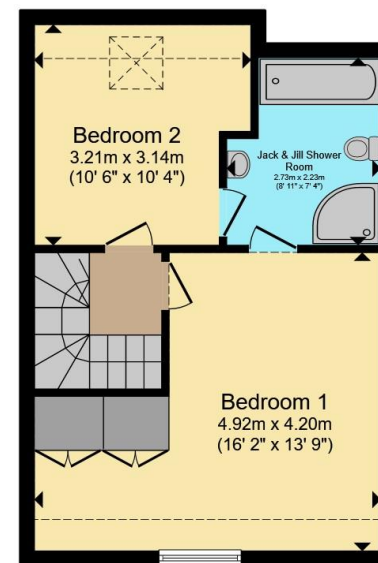




Ground Floor



First Floor



Second Floor

Total floor area 120.9 m² (1,302 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205969 - 0006

Tenure:Freehold EPC Rating: C

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