



The Pastures
Repton Derby

The Pastures Repton Derby DE65 6GG

for sale
£375,000



Property Description

Nestled within a leafy setting located in the highly regarded village of Repton. This desirable 1920's home is set back and accessed via a long driveway and offers three well-proportioned bedrooms, a private rear landscaped garden with well-established foliage and hedges, there's also a detached garage to the property, UPVC double glazed windows throughout with gas central heating system. In brief the accommodation comprises; entrance to the kitchen, leading to a hallway connecting the lounge, cloakroom and extended dining room. To the first floor, a spacious landing giving access to three bedrooms, family bathroom and storage cupboard. Outside, Occupying a pleasant position in a secluded cul-de-sac with a tandem driveway, the frontage is landscaped for parking and a side pathway leads around to the rear garden.

Location

Repton is historically a village of significance and today is famous for its independent schooling across all ages. Its lovely old-world high street is filled with interesting architecture. The village offers favoured public inns with dining options, a great butcher, a post office and a convenience store. There is a dentist, a stunning church and a thriving village hall with a cafe. In the neighbouring village of Willington is a doctor's surgery, pharmacy and a train station.

Entrance

Side UPVC double glazed entrance door with matching attached side panels, leading to:-

Entrance Hall

Having central heating radiator with shelf over, stairs off to the first floor, door leading to a useful understairs store with coat hanging hooks and space for storage. Further door off to:-

Dining Room

17' 8" max into bay x 12' 7" (5.38m max into bay x 3.84m)

Having UPVC double glazed bow window to the front elevation, wall mounted electric heater, further UPVC double glazed window to the side, serving hatch to the kitchen.

Lounge

17' 11" x 12' 2" (5.46m x 3.71m)

Having a feature stone fireplace incorporating coal effect electric fire extending out with Cornish slate hearth and ornamental alcoves, provides TV standing. Four wall light points, plate rack, ornamental beams to the ceiling, two central heating radiators, UPVC double glazed bow window to the side, UPVC double glazed window to the opposite side.

Kitchen

14' 2" x 8' 11" (4.32m x 2.72m)

Having a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl acrylic sink unit with chrome mixer tap over, space and plumbing for an automatic washing machine, space for a slimline dishwasher, integrated Indesit electric fan assisted oven and grill, ceramic hob with extractor hood over, ceramic tiled splashbacks and flooring, UPVC double glazed window to the side with fitted window blinds, composite half glazed door to the front with UPVC double glazed windows either side, serving hatch to the dining room, space for fridge freezer. The free standing appliances are included in the selling price.

Wc/Cloaks

Having a pedestal wash hand basin, low level WC, central heating radiator, part ceramic tiled walls, double glazed opaque window to the side elevation.

First Floor

Having UPVC double glazed window to the side elevation, loft access with a pull down ladder, boarded out loft and lights, double glazed Velux roof light window. Off the landing is a double door fronted airing cupboard with a hot water cylinder and slatted shelving for ease of storage.

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Two generous double door fronted fitted wardrobes with hanging rails and shelving, that extend across the full length of the room, dual aspect with UPVC double glazed windows to both sides, central heating radiator.

Bedroom Two

17' 2" x 8' 8" (5.23m x 2.64m)

Having UPVC double glazed bow window to the front elevation, further UPVC double glazed window to the side, central heating radiator.

Bedroom Three

10' 7" x 8' 9" (3.23m x 2.67m)

Having UPVC double glazed window to the side elevation, central heating radiator.

Bathroom

Having a panelled bath with glazed shower screen and an Aqualisa mains chrome shower over, pedestal wash hand basin, low level WC, bidet, part ceramic tiled walls, two double glazed opaque windows to the side elevation, central heating radiator.

Outside

The property has a good approach with wide access into a tarmac driveway with double brick pillars either side of the long driveway flanked with borders inset with a variety of flowering shrubs providing parking for six or seven vehicles, plus a hard standing gravelled area could provide parking for a campervan or caravan. Paved area flanked with borders inset with a variety of shrubs. The driveway leads down the side of the property, with a covered storm porch over the main entrance door with quarry tiled flooring leading to:-

Concrete Sectional Garage

18' 4" x 13' 6" (5.59m x 4.11m)

Very generous in size, having double opening timber bifold doors.









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.focalagent.com

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Property Ref: MEL205795 - 0005

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

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