



High Street  
Repton Derby



## Property Description

A substantial (Approx 1884Sq ft) Victorian detached family home with a wealth of period features situated in the very heart of Repton village. The property was built in 1852 and has been sympathetically modernised by the current vendors offering a blend of historic charm and modern living, making it an ideal family home.

The property comprises of an impressive entrance hallway, three spacious and light reception rooms, a well-proportioned kitchen opening to a stunning living area/garden room which leads to the rear garden, a utility room and cloak/wc. To the first floor is a split-level landing leads to three double bedrooms and a beautifully appointed modern four piece white family bathroom suite, the attic area is currently used as a hobby/study area by the current owners.

## Area Information

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

## Entrance Hallway

Having a feature slate effect tiled floor, central heating radiator, ornate coving to the ceiling, an impressive original staircase with timber banister leading off to the first floor, a door giving access to the cellar which provides a useful storage space and has light and power.

## Sitting Room/Music Room

Having two UPVC double glazed heritage sash style windows to the front elevation, a central heating radiator, ornate coving to the ceiling and a wall mounted contemporary electric fire with granite hearth.

## Lounge

Having a feature fireplace with wooden mantel over and a slate hearth housing a cast iron log burning stove, wooden floor, ornate coving to the ceiling, a central heating radiator and two UPVC double glazed heritage sash style windows to the front elevation.

## Kitchen/Dining Area

Having a range of hand painted base cupboards, drawers and eye level units with open shelving and glass display cabinets, granite work surfaces over, Belfast sink with mixer tap over, Rangemaster dual fuel range cooker with a five ring gas hob and extractor hood with light over, dishwasher, free standing fridge/freezer - included in the sale, feature island unit with a range of cupboards, drawers and pan drawers with matching granite work surfaces over and a breakfast bar area, feature tiled floor, central heating radiator, to the living/garden room area there are timber framed double glazed windows overlooking the rear garden along with two UPVC skylights in the pitched roof and a door which provides access to the delightful, enclosed garden.

## Utility Room

Having a range of base cupboards with a granite work surface over incorporating a sink unit with mixer tap. wood grain effect floor, a wall mounted vertical contemporary radiator and a UPVC double glazed window to the rear.

## Cloakroom/Wc

Comprising a low level wc, inset spotlights to the ceiling and having a wood grain effect floor.

## Dining Room

Having an engineered oak floor, a central heating radiator, ornate coving to the ceiling and a UPVC double glazed window to the rear.

## First Floor Landing

Having a split-level galleried landing with original balustrade and exposed polished timber banister, ornate coving to the ceiling and windows to the front and rear elevations.

## Bedroom One

Having an exposed wooden floor, a feature cast iron fireplace with granite hearth, central heating radiator and a UPVC double glazed heritage sash style window to the front elevation.

## Bedroom Two

Having an exposed wooden floor, a feature cast iron fireplace and hearth, a central heating radiator, ornate coving to the ceiling and a UPVC double glazed heritage sash style window to the front elevation.

## Bedroom Three

With a wood grain effect floor, a central heating radiator and a UPVC double glazed window overlooking the rear garden. Having original ornate coving to the ceiling.

## Family Bathroom

Having been refitted by the current vendors and having a four-piece contemporary suite comprising a double walk-in shower cubicle with recessed shelving and under lighting with mains fed shower over and glass shower screen, a freestanding contemporary bath with mixer tap, a vanity wash hand basin with useful drawers beneath and a low flush wc. Having feature tiled effect flooring, quality half tiling to the walls and shower enclosure, a wall mounted heated towel rail, inset spotlights to the ceiling, ornate coving and a wall mounted "touch light" mirror, an extractor fan and a UPVC double glazed opaque window.

## Attic Room/Hobby Room/Office

Accessed via a fixed timber ladder style staircase and having a wood grain effect floor, exposed timbers, a UPVC double glazed window and a useful storage cupboard, a door leading to the main part of the roof space which is boarded and has light and power providing further storage. The attic area is used as a hobby/study area by the current owners.

## Outside

The property stands back from the road behind a traditional brick wall and forecourt of flag stones. A gate provides access and a second gate leads to the side of the house where there are a range of sheds which provide concealed storage areas. The path leads to the rear garden.

The delightful, enclosed rear garden has been thoughtfully landscaped with extensive areas of paved patio and raised ornamental brick beds which are well stocked with a variety of shrubs and flowering plants, the garden is laid out for low maintenance and provides a wonderful, private space for outdoor living and entertaining. There is a timber summer house, outside lighting and hot and cold water taps.

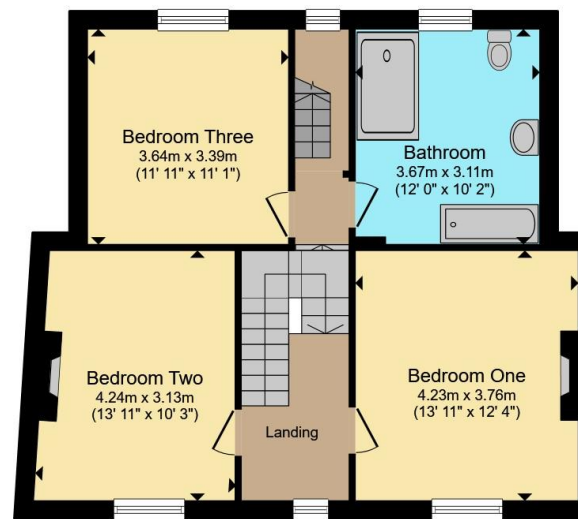








**Ground Floor**



**First Floor**

Total floor area 149.3 m<sup>2</sup> (1,607 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](http://www.propertybox.io)



To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Property Ref: MEL205958 - 0004

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

**check out more properties at [ashleyadams.co.uk](http://ashleyadams.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

**See all our properties at [www.ashleyadams.co.uk](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL205958 - 0004