

Holloway

Repton, Derby, DE65 6RH

John  
German





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£349,950

Set in a popular modern development is this impressive detached four bedroom home with a layout ideal for modern family life featuring a large dining kitchen with integrated appliances, good sized lounge and master bedroom with en suite.



John German are delighted to offer for sale this impressive detached family home built by Miller Homes circa 2017. Situated in the desirable village of Repton, famous for its School together with popular pubs, village store and excellent transport links provided by the A38 and A50.

This well-designed family home has a front entrance door opening into the reception hall with stairs off to the first floor and doors leading to the ground floor accommodation. On your right is a light and spacious lounge that overlooks the front and across the hall is a guest's WC fitted with a two-piece suite.

Proceed down the hall to the impressive kitchen/diner fitted with a range of base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances comprise oven, hob, extractor, fridge/freezer, dishwasher and washing machine. There is plenty of space for a dining table together with a useful under stairs storage cupboard and a walk-in bay windowed area has French doors opening out to the rear garden.

On the first floor the landing has a storage cupboard with doors leading to the four bedrooms and well-appointed family bathroom fitted with a modern suite of panelled bath and separate fully tiled shower cubicle, wall hung wash basin and low level WC.

The master bedroom has fitted wardrobes across one wall and its own private en suite shower room fitted with a three-piece suite and attractive grey tiling.

The rear garden has a good sized paved patio ideal for outdoor dining and a lawn plus side gated access.

To the front is a neat foregarden and a tarmac driveway providing off road parking leading to an integral single garage with an up and over door.

**Note:** There is an Estate Management fee we understand to be in the region of £226 per annum.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Telephone/Broadband connection is available.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

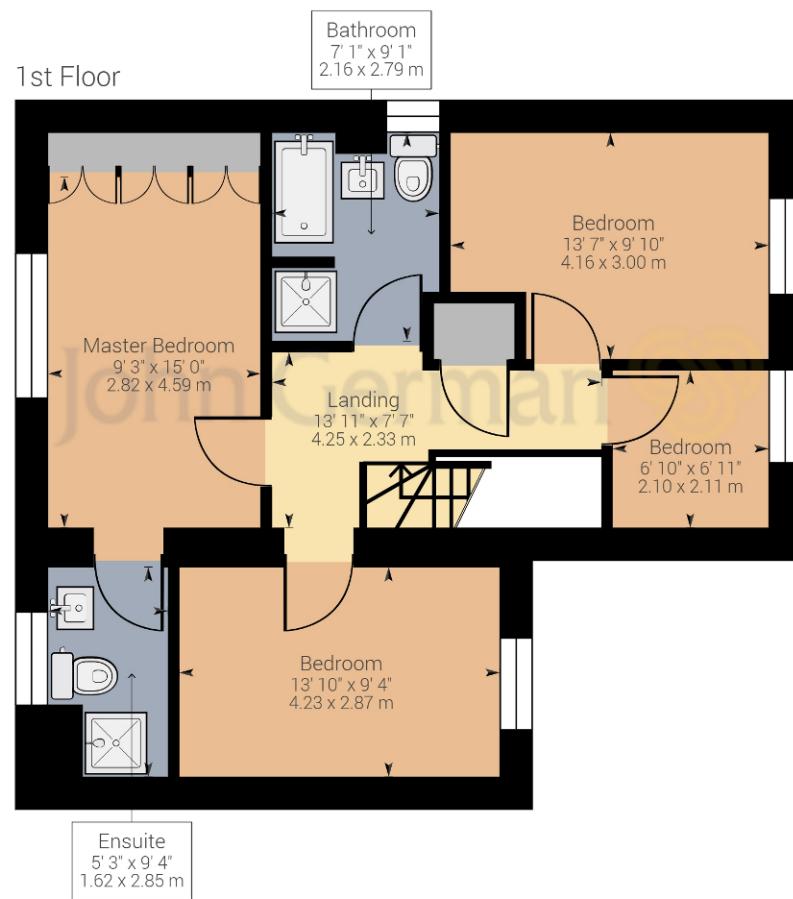
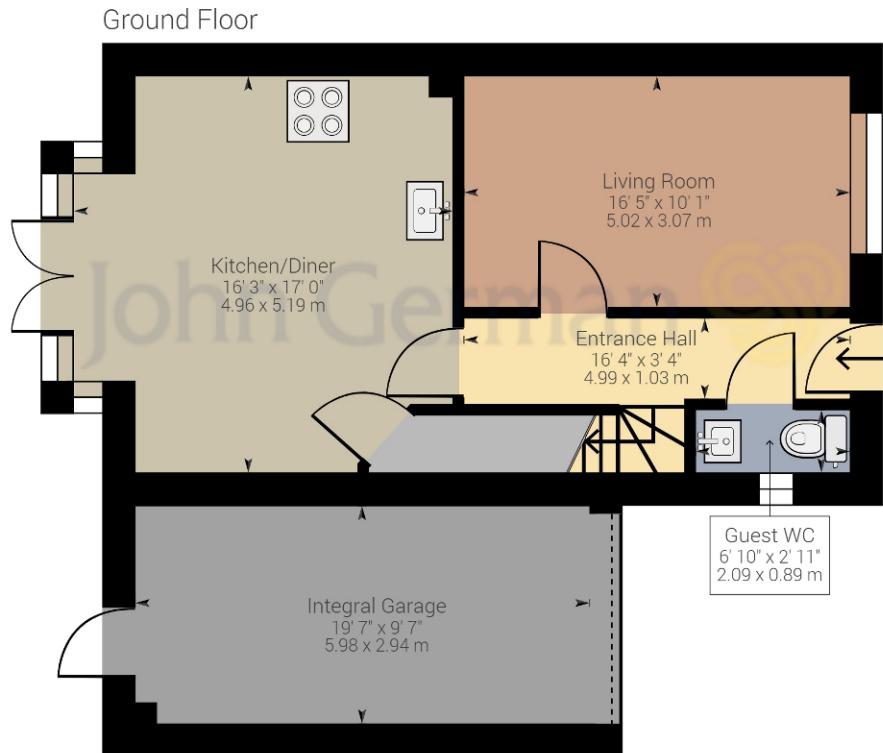
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/21042021

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E







Approximate net internal area: 1203.23 ft<sup>2</sup> (1396.19 ft<sup>2</sup>) / 111.78 m<sup>2</sup> (129.71 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



#### Agents' Notes

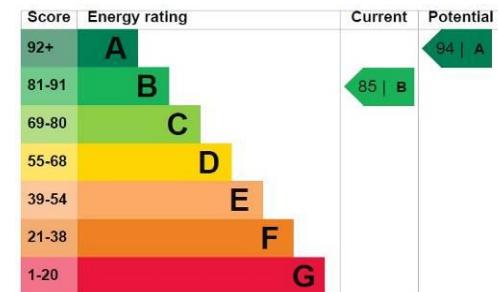
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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