

Holloway

Repton, Derby, DE65 6RH



Modern, three bedroom semi detached family home with highlights including a living/dining room, en-suite, private rear garden, and great transport links to major town centres nearby.

£270,000

John German 

Repton is a highly regarded village location with its renowned school and excellent array of restaurants, pubs and shops, plus links via the A38 and A50 to Nottingham, Derby, Uttoxeter, Burton-Upon-Trent and Lichfield.

Entrance to the property is via a storm canopy which sits over a part glazed entrance door opening into the entrance hall having fitted carpet, staircase off to the first floor, and doors leading off to the kitchen and the main living area, as well as the ground floor WC which is fitted with a wash basin, low flush WC, and an opaque glazed window to the front.

The spacious lounge/dining room forms the heart of property and features dual aspect windows providing ample natural light, double glazed French doors opening out onto the garden, and a very useful built-in storage cupboard.

The well-equipped kitchen has wood effect vinyl flooring, a window overlooking the front elevation, a comprehensive range of base and wall cabinets with roll edge work surfaces, inset one a half bowl stainless steel sink unit with mixer tap, and a range of integrated appliances including a four-ring gas hob with brushed aluminium splashback and matching extractor hood over, plus an eye-level oven, cooker hood, fridge, freezer and dishwasher.

The landing has access to the roof spaces, a built-in cupboard housing the Potterton gas fired boiler, and doors leading off to the three bedrooms and bathroom.

The good size master bedroom features a useful built-in wardrobe/storage cupboard, a window to the front and en-suite shower room with a suite comprising double shower enclosure, wash basin, WC, chrome finish

ladder radiator, downlights and extractor fan. Vinyl flooring runs throughout.

The second and third bedrooms have windows with views over the chimney pots to countryside beyond.

The family bathroom features tiling to splashback areas and is fitted with a white three-piece suite comprising panelled bath, wall mounted wash basin and WC, chrome finish ladder radiator and downlights.

Outside, the property sits back from the road behind wrought-iron railings and box hedging. To the side is a two-car driveway and gated access to the rear. The rear garden is divided into two levels with a terraced patio area adjacent to the rear of the property, having patterned paving and space for an outdoor table and chairs. Steps lead down to a fully enclosed lawn garden with trees and shrubs providing plenty of privacy and a lovely green back drop full of nesting birds.

-There is a Communal/Green Space charge of £82.96 every 6 months
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.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning

Our Ref: JGA/13062022

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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