

Mill Farm

Repton, Derby, DE65 6RR

John 
German





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£320,000

An immaculate detached village home with a large detached garage, generous rear garden and spacious living areas. The property is ideally located in walking distance of Repton Primary school, local pubs and parklands.



The village of Repton offers an excellent range of amenities including a post office, butchers, convenience store, beautiful church, active village hall, dentist, popular public inns and eateries. It is also well known for its public school alongside is St. Wystans Primary School. The village is well placed for the nearby A50 and A38 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

Step inside the main entrance hall providing an impressive introduction to this immaculate home. On your left is the main lounge that is filled with light courtesy of its dual aspect and is very generous in size.

The downstairs cloakroom is located at the end of the hallway.

The open plan kitchen/dining room is at the rear of the home, this spacious room overlooks the well maintained rear gardens and benefits from great storage options, a good amount of workspace and a range of in built appliances. The dining space is generous enough for a full sized table and would make a great space for entertaining. Double doors open to the mature rear garden having a large patio area, well kept lawn and established plants.

The two secondary bedrooms are both well proportioned rooms and benefit from neutral décor. They are serviced by a modern family bathroom which features modern tiling, sink, WC and bath.

The dual aspect master suite is a generous size and has the luxury of its own en suite which consists of a modern white suite and complementary tiled walls.

The parking is separate from the home, there is a large single garage and driveway.

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.

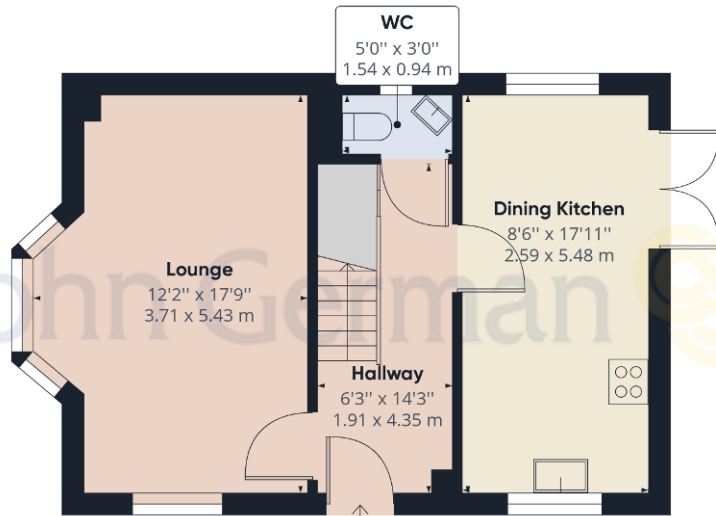
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19092023

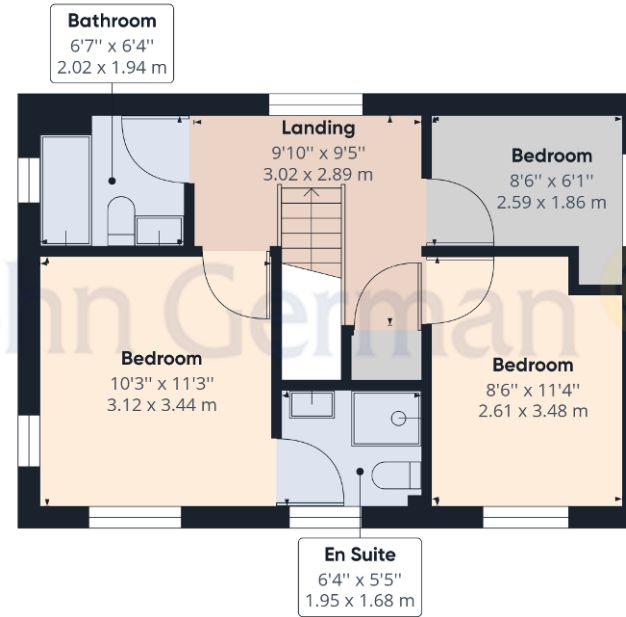
Local Authority/Tax Band: South Derbyshire County Council / Tax Band D



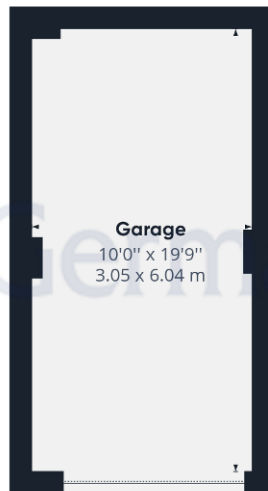




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1079.89 ft²

100.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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