

Main Street

Repton, Derby, DE65 6EZ

John German





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£565,000

Extended and distinctive Victorian home boasting a spacious and character interior complemented by a mature private rear garden with garage/workshop with secure gated parking. There is a wonderful sitting room with inglenook fire, stunning open plan dining kitchen, en suite and luxury family bathroom.



Occupying an excellent and private plot within the heart of this historic village, 'The Old Gasworks' has been carefully modernised, improved and extended and offers superb family accommodation. 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 St Wystans Primary School. It is well placed for the nearby A50 and A38 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

The property is approached by secure electronically operated wrought iron gates onto a gravelled driveway. A half glazed entrance door leads into the reception hallway where stairs lead off to the first floor. To your left is a very useful family room/study which has dual aspect double glazed windows and a feature brick recess fireplace with quarry tiled hearth and beamed mantel over.

To the right of the hall a door opens to reveal a wonderful sitting room, characterised by its exposed beams to the ceiling and at the focal point is a lovely inglenook brick fireplace with flagged hearth, arched beamed mantel and new inset log burning stove.

The beating heart of the home lies through the glazed door which leads off the sitting room - a stunning open plan living space which seamlessly combines sitting, dining and kitchen into one social family room with a feature part vaulted ceiling with exposed trusses and curved uPVC double glazed picture window which overlooks the garden with French double doors leading you out onto the flagged patio area. The kitchen itself is equipped with a wide range of cabinets wrapping around the room, finished in soft cream and complemented by contrasting black marble effect countertops. There is an inset one and a half bowl sink, integral four ring gas hob with extractor hood over, new integral double oven, fridge and freezer. A practical tiled floor runs throughout the room.

On the first floor you will find there are three excellent bedrooms, particular attention should be drawn to the principal bedroom that has the benefit of its own private en suite shower room.

The luxurious family bathroom is beautifully appointed with bath, vanity wash hand basin with mixer tap, concealed cistern WC with fitted mirror above and pelmet downlighting alongside a large oversized shower cubicle, full height tiling to the walls, part vaulted ceiling with inset glazed skylight and a tall chrome ladder style towel radiator.

Outside the property enjoys a mature and established well screened private plot which has a brick built wall to the front with electronically operated wrought iron gates which lead onto a gravelled driveway providing ample parking. There is timber screen fencing and access to a delightful enclosed private rear garden which has a flagstone patio area, an abundance of flowering shrubs and the remainder are laid principally to lawn.

Complementing the accommodation on offer is a substantial detached garage/workshop with timber doors, light, power and useful loft storage. There is also an external electric car charging point.

Most of the windows to the property have been recently changed and upgraded to high quality PVC double glazing.

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 Ref: JGA/28092023

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

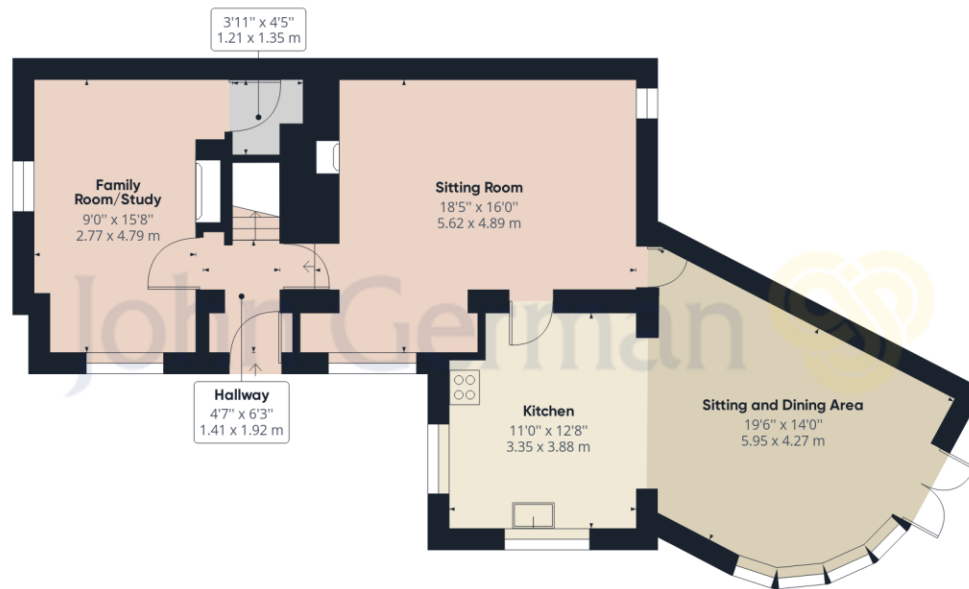










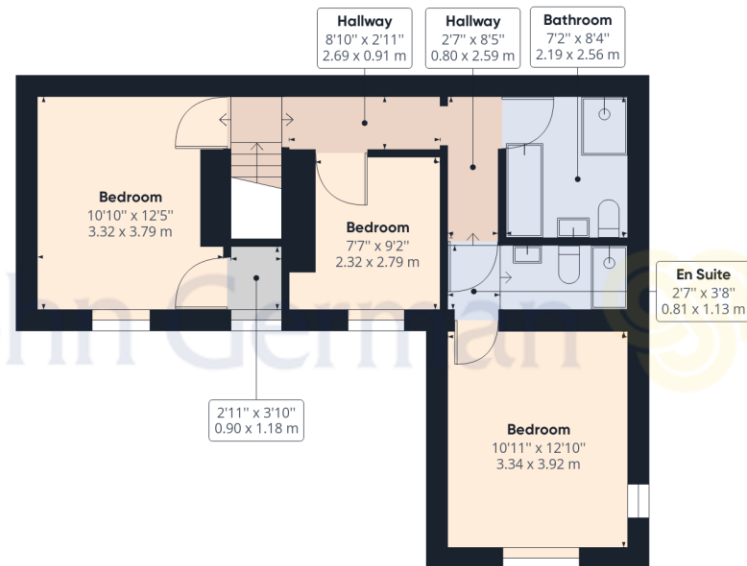


Ground Floor

Approximate total area⁽¹⁾

1362.03 ft²

126.54 m²



Floor 1

(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		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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