

# Saxon Croft

Repton, Derby, DE65 6FY

John   
German





# Saxon Croft

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£575,000

No upward chain

A wonderful village home, perfect for Repton and Foremark schooling with a well designed layout offering an abundance of space with two reception rooms, dining kitchen, four bedrooms, en suite and main bathroom, drive, double garage and low maintenance gardens.

Occupying a lovely position in the village in a quiet cul de sac setting is this impressive detached home offering an abundance of space with a well designed layout featuring plenty of storage. Whether a buyer is upsizing or downsizing, this is certainly one to consider. Available with the advantage of no upward chain, handily situated just a short walk away from the village centre and its popular pubs, together with excellent transport links provided by the A38 and A50, and being perfectly placed for both Repton and Foremark schooling.

The house has a spacious feel throughout with high ceilings being a feature throughout the ground floor, and being set behind a double width block paved driveway providing ample off road parking. The front entrance door opens into the entrance hall which in turn leads to a large reception hallway with staircase off to first floor, useful understairs alcove, built in storage cupboard and doors leading off. The lounge has a fire surround providing the focal point together with a bay window framing views of the front garden with double doors opening through into a substantial dining room with window overlooking the rear garden and sliding doors opening into a good sized conservatory.

At the heart of the house there is a spacious dining kitchen equipped with a range of base and eye level units with work surfaces over, integrated eye level oven, hob and extractor, sink and drainer unit, window framing views across the rear garden (we understand the integral dishwasher is no longer working). There is also a generous dining area, perfect for the family to get together at the beginning or end of the day, with sliding doors opening to the rear garden. Off the kitchen is also a useful utility room with additional appliance space and door opening through into an enclosed side porch with both front and rear entrance doors, together with an internal door linking into the double garage which has twin up and over front entrance doors. Part of the garage also features a temporary conversion into a very practical drying room with radiator, however, this could be easily removed to reinstate a full double garage.

To the first floor, the landing with airing cupboard/storage cupboard has doors leading off to four bedrooms and the family bathroom. All four bedrooms are generously proportioned and have built in wardrobes, with a particularly spacious master which has the luxury of an en suite shower room comprising shower cubicle, pedestal wash hand basin and WC. The three remaining bedrooms all share a well appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

The garden to rear is designed for low maintenance with a paved terrace ideal for outside dining and a mix of gravelled areas and planting beds, however, this could be easily altered to a lawned garden to suit a family buyer with children. Side entrance via gate.

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

**Property construction:** Brick. **Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/28022024







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2129.01 ft<sup>2</sup>


197.79 m<sup>2</sup>

**Reduced headroom**

11.44 ft<sup>2</sup>

1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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