

Mill Farm, Repton

aksresidential.com

Offers in the region of
£475,000



This property at a glance:



Watch the video



Mill Farm, Repton



Sam says:

"This is a lovely family home in the beautiful village of Repton. The breakfast kitchen is a fantastic space with room for a sofa if required and having 2 reception rooms gives plenty of versatility to the home. The bedroom sizes are great, two of them having fitted wardrobes and the master having an en-suite shower room. The real special feature of this home is having field views to the side which is wonderful to wake up to from the master bedroom and bedroom two. The garden is lovely with an area of decking, patio and grass and being south facing, it is a really great space to spend your time as a family."



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Did you spot...

The
amazing
views!!



A message from the seller:

"Welcome to our house! Selling this house is very bittersweet as we have loved living here for the past 4 years. We have four children and we loved its close proximity to the open countryside. The village is not just about its historical past, it is a vibrant community with many clubs, societies, shops, pubs and other amenities. We have the loveliest of neighbours who we got to know very well via a neighbours group chat! We're sure you'll love it here."





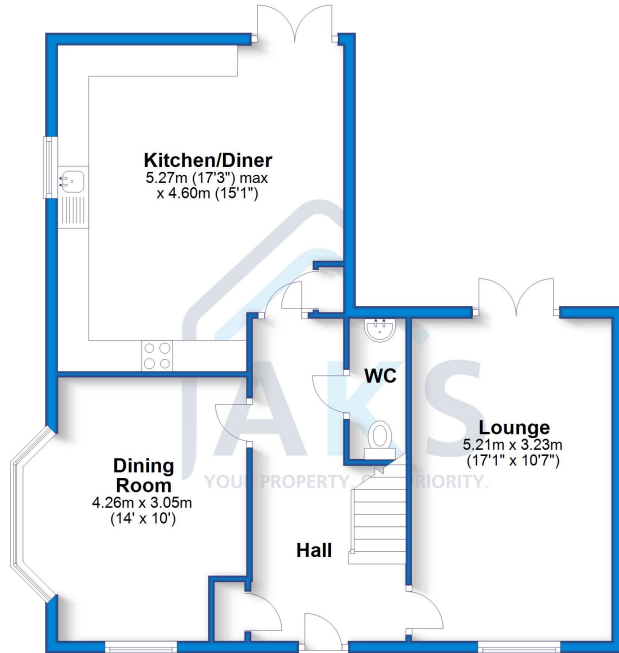
Floor Plan



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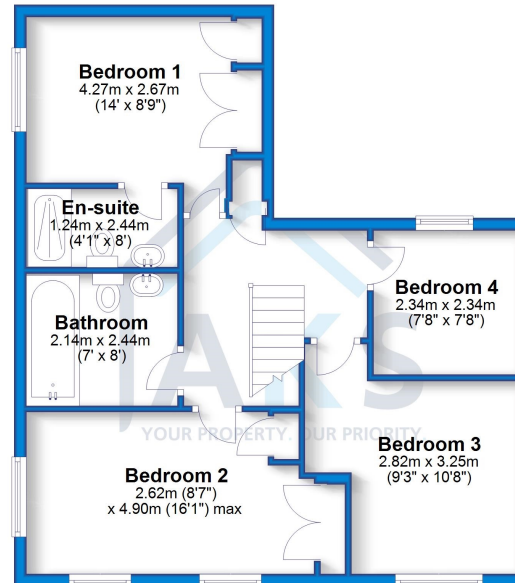
Ground Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 126.0 sq. metres (1356.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



200+ 5 star Google Reviews



Key Features:

- Desirable location
- Field views
- Cul-de-sac location
- 2 reception rooms
- Good sized garden
- Driveway and garage parking



About the area:

Within Repton, there are plenty amenities with a Post Office and several newsagents, a doctor's surgery, the popular Bulls Head and The Boot restaurants and pubs, as well as other restaurants around the village and in the neighbouring village of Willington. Surrounded by fields, it is a short drive to Foremark Reservoir and Willington Marina which is great for walkers and dog owners alike! For travel, the bus runs through the village and goes to both Derby City Centre and Burton Town Centre and it is a short drive to the A38 and A50.



Schools:

The beautiful and traditional village of Repton is great for the whole family. There is a primary school, which feeds through to John Port Academy in neighbouring Etwall, as well as Repton Private School.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

Click [here](#) to watch the property video

