

Mill Farm

Repton, Derby, DE65 6RR

John German





A bright, modern living room with a large bay window, a television on a white stand, and blue sofas. The room features a light-colored carpet, white walls, and a modern chandelier. The bay window has patterned curtains and white blinds. A radiator is visible under the window. A small table with a lamp is on the left, and a framed picture hangs on the wall. The overall atmosphere is clean and contemporary.

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£320,000

A charming detached family home, located on a corner plot in the sought after village of Repton. The home boasts a brilliant amount of living accommodation throughout (1051.24 sq.ft) and is ideally located in walking distance of Repton Primary School, local pubs and parklands.

Located in the picturesque village of Repton, this property benefits from a serene environment while being situated on a generous sized corner plot.

As you step into the entrance hallway, you will notice the spaciousness of the ground floor. A dual aspect, spacious living room with a beautiful bay window lies to the right of the hallway. To the left side of the home, this property boasts a brilliant sized, modern kitchen/diner fitted with matching wall and base units, eye level electric oven, four ring gas hob with cooker hood above, integrated fridge freezer and integrated dishwasher. Patio doors lead to the rear garden.

You will find a convenient downstairs cloakroom at the rear of the hallway.

To the first floor of this home, you are greeted by an impressive and particularly spacious landing space that gives access to three generous sized bedrooms.

The master bedroom is the pick of the three with its own modern en suite fitted with a shower enclosure, wash hand basin and WC.

The other two bedrooms, one being a double, then share the family bathroom that has a bath with mixer taps and shower above, wash hand basin and WC.

This modern family home boasts great kerb appeal and is located on the corner of Mill Farm and Holloway, with a charming front and side garden. To the side of the property, you will find the driveway and detached garage that has electric up and over doors, power and lighting. To the side of the property, there is a generous sized garden which is mainly laid to lawn, privately enclosed to the perimeter and isn't overlooked. The garden offers a seating area to the back, which is laid to patio.

Repton is a picturesque village in Derbyshire, renowned for its rich history and charming character. Nestled along the banks of the River Trent, the village boasts beautiful architecture, including the historic Repton School the ancient St. Wystan's Church. Repton offers a friendly community atmosphere, with a selection of traditional pubs, local shops, and essential amenities. The village is surrounded by stunning countryside, providing ample opportunities for scenic walks and outdoor activities. Its excellent transport links, including easy access to the A38 and nearby railway stations, make it an ideal location for commuters. Repton combines the tranquillity of village life with convenient access to larger towns and cities, making it a desirable place to live.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: ADSL copper wire

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 D

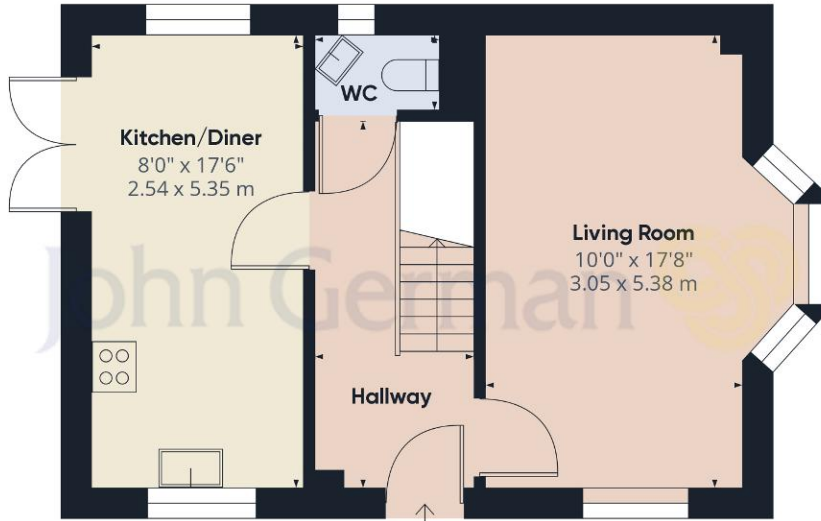
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31072024

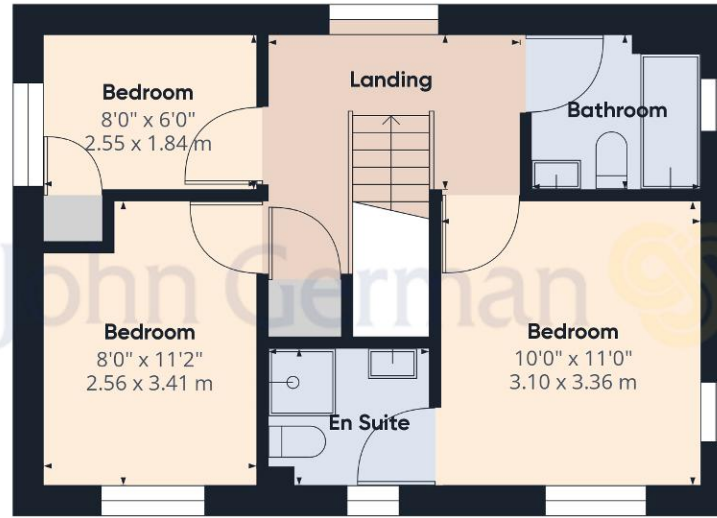
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1051.42 ft²

97.68 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

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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.

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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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