

Chestnut Way

Repton, Derby, DE65 6FQ

John 
German





John German ©

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£700,000

Substantial detached house with four spacious reception rooms and three excellent double bedrooms. Perfect for anyone who wants space to entertain but doesn't need loads of bedrooms although there is plenty of potential to further extend especially as the location is so highly regarded. No chain.

The property is situated on the edge of the quieter side of the village of Repton which has long been one of South Derbyshire's most popular areas, noted for its schooling, Repton Prep and charming architecture. Repton also benefits from a reputable primary school and a selection of amenities within the village including shops, restaurants and noted public houses. The property is located close to neighbouring Willington which boasts a further range of amenities and a train station. Convenient for commuting to both Derby, Burton-upon-Trent and Nottingham via the A38 and A50.

Entrance to the property is via an impressive entrance hall with stairs rising to the first floor and doors leading off to the ground floor living spaces, with a built-in cloaks cupboard.

The main living room overlooks the front elevation with a feature fireplace having a living flame effect gas fire with marble effect back and hearth and an elegant dark wood surround. Glazed folding double doors lead through to a garden room to the rear, with windows overlooking the rear and side elevations and French doors opening out onto the rear garden.

There is a large home office/second sitting room or possible fourth bedroom with built-in storage, windows overlooking the rear garden and glazed double doors into the garden room, as well as access back into the main hallway where there is also a guest shower room/wet room fitted with a low flush WC, wash basin, shower area with glass screen and a chrome heated towel radiator.

The dining room is an excellently proportioned room and makes up the fourth reception room, overlooking the front elevation with a feature circular window, a real wood floor and a serving hatch through to the kitchen.

The breakfast kitchen includes part of an extension to the side and is fitted with an extensive range of medium oak units with display cabinets, shelving and under unit lighting, granite work surfaces, inset sink with mixer tap, tiled splashbacks, integrated dishwasher, eye level oven, warming drawer, slot in microwave and an American style fridge freezer to be included in the sale. There is space for a breakfast table and windows and patio doors overlooking the rear garden.

The kitchen leads through to a generous utility room overlooking the front elevation with an entrance door to the side. Fitted with an extensive range of base and eye level units with under unit lighting and roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splashbacks, freestanding washing machine and an additional freezer, both to be included in the sale. The ground floor WC is located off the utility room, fitted with a low flush WC and hand wash basin.

On the first-floor, stairs lead to a galleried landing with a large window overlooking the front elevation, doors leading off to the bedrooms, access to the roof space with a pull-down loft ladder and a built-in airing cupboard. The master bedroom is a lovely size with double aspect windows and a range of high quality fitted furniture. The ensuite is fitted with a corner shower enclosure, wash basin with storage beneath, concealed flush WC, heated towel radiator, window to the rear and built-in storage cupboard.

Bedrooms two and three are both double rooms with built-in wardrobes. Finally, the very generous family bathroom completes the internal accommodation and is fitted with a panelled bath, corner shower, concealed flush WC, vanity wash basin with storage beneath, heated towel radiator and window to the rear.

Outside, the property is set well back from the road behind a low wall and hedge front boundary and a large, gravelled driveway providing extensive parking and access to the detached double garage.

Gated access to the side of the property leads to a large fully enclosed and private rear garden with sweeping lawns, mature trees and herbaceous borders, vegetable plot with greenhouse, large garden shed and a separate summerhouse. Adjacent to the property is an extensive stone paved patio perfect for outdoor entertaining.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 G

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

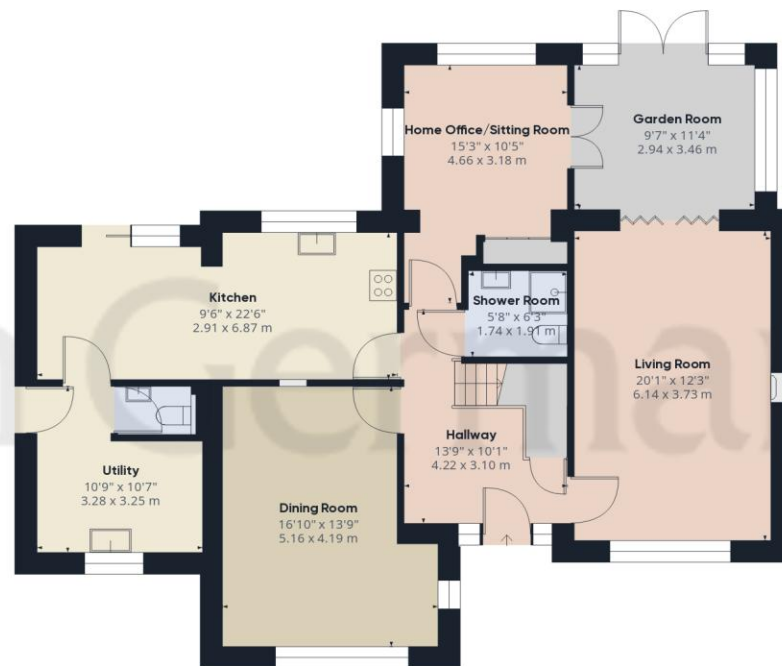
Our Ref: JGA/22102024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2022.64 ft²

187.91 m²

Reduced headroom

156.72 ft²

1.35 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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