

# Coppice Rise

Repton, Derby, DE65 6SN

John German



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£675,000

A very stylish contemporary family home offering superbly attractive and spacious accommodation with open plan kitchen/diner and underfloor heating, all located within the highly sought after village of Repton.



To the front of the property there are attractive borders flanking the entrance path with canopy porch and composite entrance door providing access to the very pleasant reception hallway having Karndeian flooring, an oak balustrade staircase and fitted cloaks cupboard, together with a well fitted cloakroom/WC. The whole of the ground floor enjoys zoned underfloor heating with attractive Karndeian flooring. An intruder alarm system is installed along with fire/smoke detectors throughout the ground floor and landing.

From the hallway, a door gives access to the lounge which has a feature fireplace having an inset real log electric effect fire with TV recess above, and French doors opening to the garden. Adjacent to this from the hallway is a superb study having a very attractive comprehensive range of quality fitted furniture providing a useful desk area and storage solutions.

Glazed double doors open from the hallway into the fabulous open plan kitchen/dining room which has a dining zone with bifold doors leading out onto the lower patio area. The kitchen itself is fitted with an extensive range of attractive fitted base and wall cupboards surmounted by square edged worktops having an inset one and half bowl stainless steel sink with mixer tap, quality Neff appliances comprising a five ring stainless steel gas hob with splashback and extractor hood over, eye level fitted integrated electric fan, double oven and grill, fridge, freezer and dishwasher. There is a large central island with wine cooler, down lighting additional base storage and breakfast bar. The kitchen/dining room has zoned dimmable lighting. Off the kitchen is a utility room which has a matching range of base and wall units surmounted by worktop with an inset stainless steel sink and mixer tap, wall mounted gas boiler, a door to the side patio and appliance spaces with plumbing for a washing machine.

The stairs rise to the first floor landing which has an attractive oak balustrade together with a large fitted airing cupboard and access to a superb loft space which has extensive, professionally fitted boarding and shelving together with lighting and power, providing an outstanding storage facility.

There is a master bedroom with a very attractive range of additional fitted furniture and inbuilt wardrobes with sliding doors. It also comes equipped with a stylish en suite contemporary shower room having large walk-in tiled shower with glazed screen, wall mounted wash hand basin with drawer below, WC and illuminated wall mirror cabinet and a large heated chrome towel rail.

There is a second double bedroom, again fitted with an excellent range of fitted furniture. Adjacent to this is the family bathroom which has a bath in tiled surrounds with thermostatic fitted shower over and glazed screen, wash hand basin, WC, large heated chrome towel rail and illuminated wall mirror with Bluetooth speaker.

The third bedroom also comes with an attractive en suite shower room having a large walk in shower with glazed screen, wash hand basin with drawer below, WC, illuminated/heated mirror with bluetooth speaker and a large heated chrome towel rail. There is a further fourth double bedroom.

Outside, the property is situated at the head of a private cul-de-sac having a spacious block paved driveway to the front serving ample parking space and leading to a double garage which has an electric up and over door together with provision for an electric charging point. A side gate gives access to landscaped side and rear gardens having extensive patio areas with retaining walls, steps leading up to a terraced garden having lawns with borders and a further raised patio to maximise the sun for outdoor entertaining. There are garden lights and a power and water points.

**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/external recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas & underfloor heating

(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](http://www.gov.uk/government/organisations/environment-agency)

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/06112024

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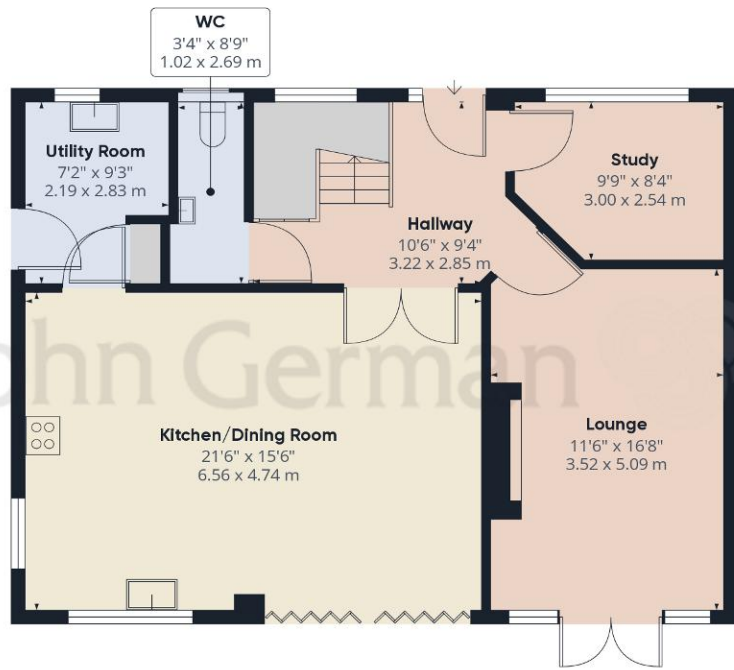




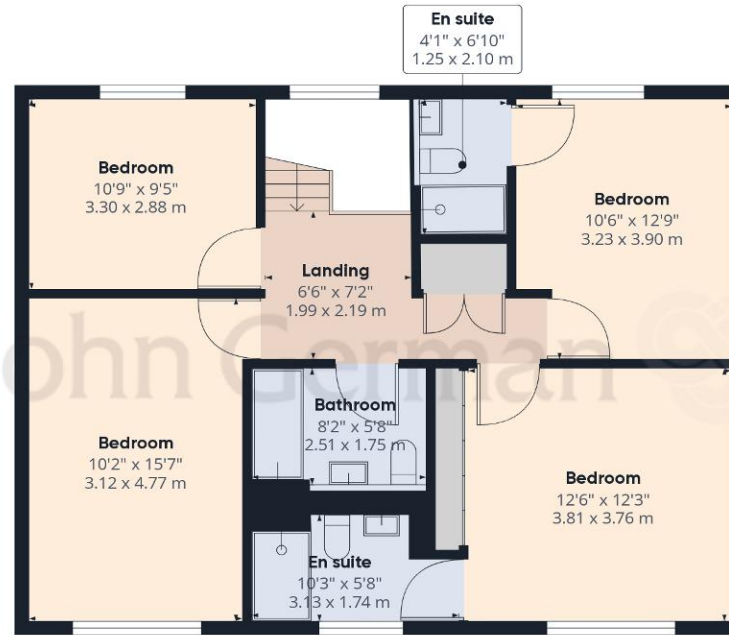




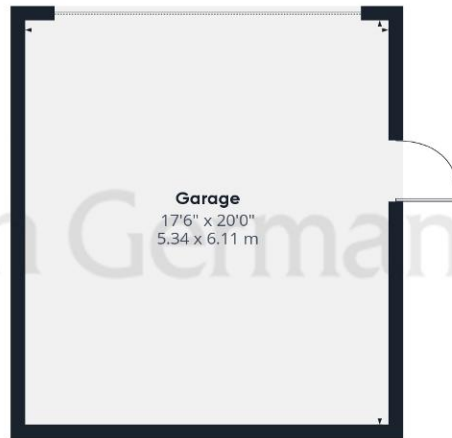




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1946.32 ft<sup>2</sup>

180.82 m<sup>2</sup>

(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.

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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