

# Springfield Road

Repton, Derby, DE65 6GN

John German



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Guide Price £299,950

Situated within the popular village of Repton, this extended three-bedroom semi-detached home offers spacious and versatile accommodation throughout. The property features off-road parking for up to three vehicles, multiple reception spaces, a generous garden with outbuilding, and is offered for sale with no upward chain.

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This impressive and thoughtfully extended three-bedroom semi-detached home is situated on Springfield Road, within the highly regarded and much sought-after village of Repton. Offered for sale with no upward chain, the property provides substantial and versatile accommodation, making it an ideal purchase for families, professional couples, or those seeking a spacious village home with excellent amenities close by.

The property has been extended to both the side and rear, significantly enhancing the living space and creating a well-balanced layout across the ground and first floors. To the front of the property, a generous driveway provides off-road parking for up to three vehicles, adding excellent convenience.

Internally, the ground floor begins with a spacious living room, offering a comfortable and inviting space for relaxation. To the rear, the home opens into a generous kitchen diner, perfectly suited for modern family life and entertaining. The kitchen is well-appointed with an eye-level oven, gas hob with extractor fan, and an abundance of wall and base units, providing excellent storage and ample workspace. An additional reception room is positioned to the rear of the property, offering flexible living space such as a family room, snug, or home office, and benefits from double doors opening directly onto the decked terrace, allowing for seamless indoor-outdoor living. Further ground floor features include a useful understairs pantry and a separate utility room with WC, adding valuable practicality.

To the first floor, the property continues to impress with three large double bedrooms, all offering generous proportions. The principal bedroom is particularly noteworthy, benefitting from windows to both the front and rear elevations, allowing for an abundance of natural light throughout the day and pleasant views. The second bedroom also enjoys dual aspect windows to the front, while the third bedroom features a large window and the benefit of a fitted storage cupboard. The first floor is completed by a well-appointed family bathroom, comprising a shower over bath, WC and hand wash basin, finished with tiled flooring and a towel radiator.

Externally, the property enjoys an impressive and well-maintained garden, thoughtfully arranged to provide multiple areas for both relaxation and entertaining. Immediately to the rear is a large decked terrace with shelter, creating a fantastic all-weather outdoor space. Beyond this lies a generous lawn, an additional raised decking area, and at the end of the garden sits an outhouse, offering excellent potential for use as a summer house, hobby room, home gym or additional storage.

Springfield Road is ideally positioned within the heart of Repton, a village renowned for its strong community spirit and excellent range of local amenities. The village offers a selection of independent shops, public houses, cafés and local services, alongside highly regarded schools, including the prestigious Repton School. The area also benefits from scenic countryside walks, access to nearby rural and river landscapes, and convenient transport links to surrounding towns and road networks, making it an extremely desirable location for those seeking village living with excellent connectivity.

This substantial and well-located home combines generous living accommodation, attractive outdoor space and a prime village setting, making it a standout opportunity. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

**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:** 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 B

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

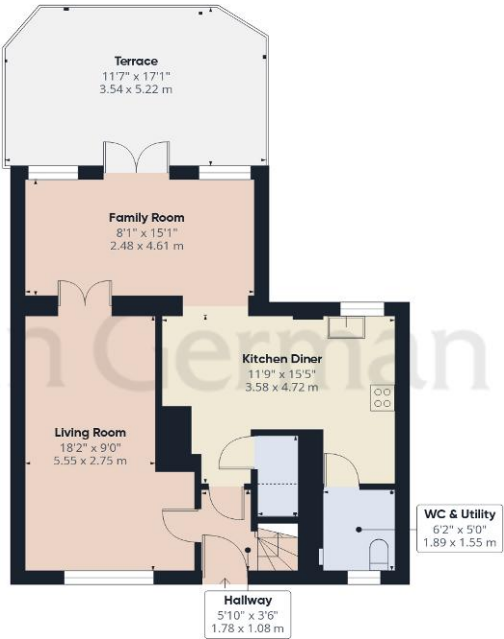
**Our Ref:** JGA/06012026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vend or and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

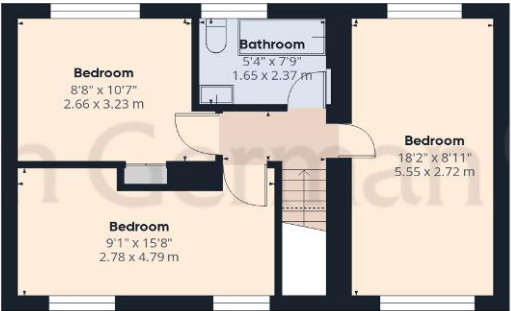
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



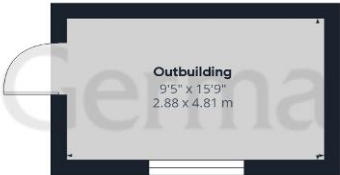




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1163 ft<sup>2</sup>  
108.1 m<sup>2</sup>

Balconies and terraces

191 ft<sup>2</sup>  
17.7 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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