

# Forge Close

Repton, Derby, DE65 6WR

John German







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Offers over £460,000

An impressive family home in this popular village with a useful one-bedroom annex and a study/sitting room, conveniently located for Repton School, Derby and the A38/A50.





The entrance porch with side window and half glazed door leads into the attractive reception hall with tiled flooring, stairs off and a contemporary cloakroom/WC.

The spacious lounge has laminate flooring and a feature Art Nouveau style fireplace with open fire, window to the front and patio doors opening to a large conservatory which has laminate flooring and French doors opening out onto the rear patio.

Adjacent to the lounge is a separate dining room with laminate flooring and a window to the rear. A further door leads into the contemporary breakfast kitchen which has tiled flooring and an extensive range of modern base and wall units with contrasting granite worktops and breakfast bar. Appliances include a Blomberg integrated dishwasher, integrated large larder fridge and double freezer and an inset Stoves stainless steel multifuel range cooker with stainless steel splashback and extractor over. A stainless steel sink and drainer with mixer tap is set beneath the front facing window.

From the kitchen an opening leads into the matching utility room with further base and wall units, inset sink unit, built-in washing machine, window to the rear and cupboard housing the Viesman gas central heating boiler.

A half-glazed door leads to an enclosed passage with doors giving access to both the front and the rear garden. There is also access to the separate self-contained annex which has been converted from the double garage and comprises an attractive study/living room with high-quality cork flooring and French doors to the garden. From here is a door leading to the double bedroom with a window to the rear and an en-suite bathroom which has a bath in tiled surround with shower over, WC and pedestal wash hand basin. The study living room has electrics and plumbing for a kitchen which are currently boxed in but could easily be re-instated to convert the space back to a living kitchen for the annex.

On the first floor the landing has loft access and doors lead off to the bedrooms. The spacious main bedroom has front and rear facing windows and benefits from an en-suite which comprises a tiled shower enclosure with glazed screen, low level WC and pedestal wash hand basin in tiled surround and a built-in airing cupboard.

There are three further good sized double bedrooms served by the family bathroom which has a period style white suite including a freestanding roll edge bath with centre fill tap and shower attachment, mains shower over, pedestal wash basin and WC, decorative tiled flooring and cast iron central heating radiator.

Outside to the front is a broad tarmac drive providing off-road parking flanked by a lawned garden. The enclosed rear garden is screened by mature trees with a spacious paved patio area, lawn with borders, useful timber garden shed and bounds onto Repton brook to the rear.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) ; [www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning](http://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning)

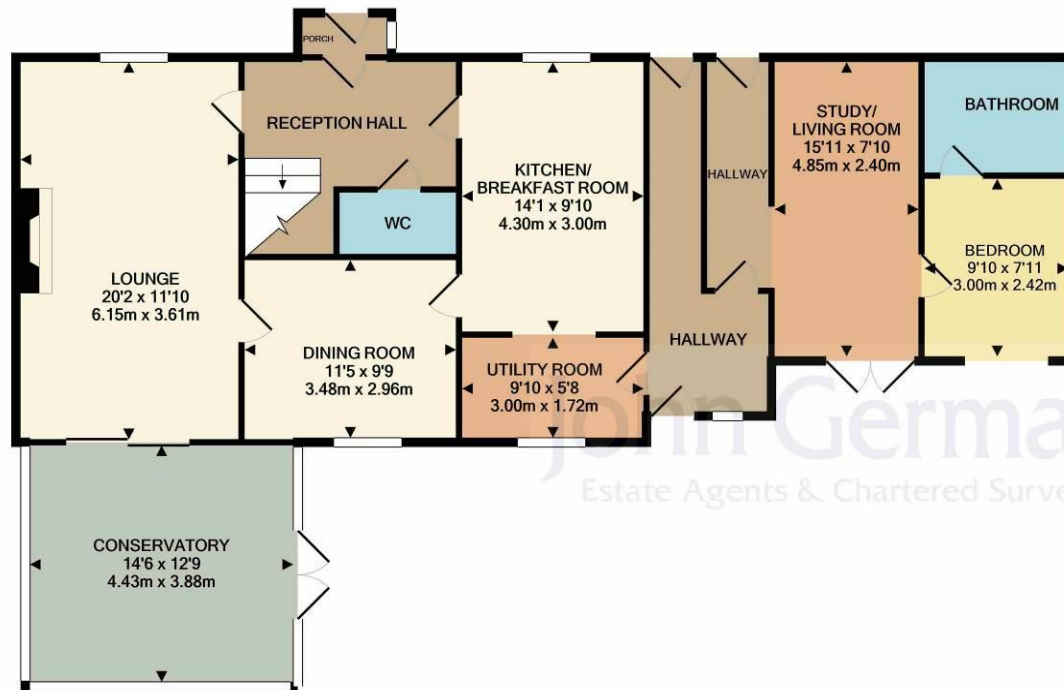
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band F

**Our Ref:** JGA/10122020

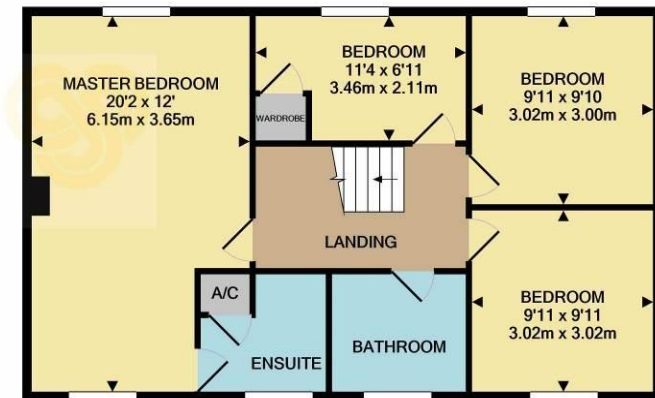








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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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.

**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             |         | 78   C    |
| 55-68 | D             | 67   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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