





This well-presented three-bedroom detached home is situated within the highly regarded village of Repton and offers thoughtfully arranged accommodation set across three floors. The property has been tastefully fitted throughout, featuring a modern kitchen diner opening onto the rear garden, a separate living room, three well-proportioned bedrooms including a principal suite with en-suite, and a stylish shower room. Externally, the property benefits from off-street parking to the front and a generous enclosed rear garden with a garage positioned at the far end, ideal for storage or workshop use, noting that the garage does not have vehicular access.



## Accommodation

### Ground Floor

The accommodation is accessed via a composite front entrance door leading into a welcoming living room. The living room is positioned to the front elevation and offers a comfortable space with modern décor and ample room for a range of seating. From the hallway, there is access to a ground floor WC fitted with a contemporary two-piece suite. To the rear of the property, the kitchen diner is fitted with a range of modern wall and base units, complementary work surfaces, integrated appliances, and space for a dining table. Double glazed French doors open directly onto the rear patio and garden, creating an excellent connection between indoor and outdoor living.

### First Floor

The first floor landing provides access to two bedrooms and the main bathroom. Bedroom two is a generous double room with a window to the rear elevation, while bedroom three is a well-proportioned room with a window to the front, suitable for use as a bedroom, home office, or nursery. The bathroom is fitted with a modern suite comprising a bath with mixer tap and handset over, wash hand basin, and WC, and a separate shower cubicle finished with contemporary tiling and fittings.

### Second Floor

Occupying the top floor is the principal bedroom suite, which offers a spacious double bedroom with roof light windows providing natural light. This room also benefits from built-in storage within the eaves and access to a private en-suite bathroom. The



en-suite is fitted with a modern suite including a freestanding bath, wash hand basin, and WC, creating a well-appointed and private retreat.

### Outside

To the front of the property is a block-paved driveway providing off-street parking. The rear garden is fully enclosed and enjoys a good degree of privacy, featuring a paved patio area ideal for outdoor seating, leading onto a well-maintained lawn with planted borders. Situated at the far end of the garden is a detached garage, offering





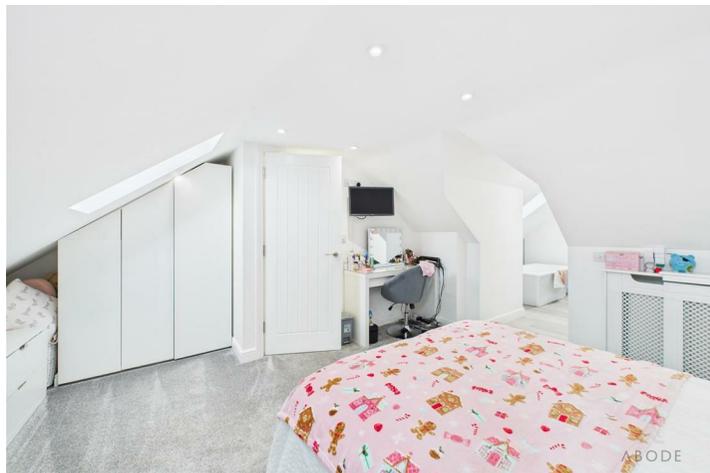


excellent storage or workshop potential; however, it should be noted that the garage does not have vehicular access.

#### Location

Repton is a highly desirable and historic village, renowned for its character, community atmosphere, and excellent local amenities. The village offers a range of shops, public houses, a primary school, and access to well-regarded schooling, including Repton School. The area is well placed for access to Burton-on-Trent, Derby, and major road networks, making it ideal for commuters while still enjoying a village setting surrounded by attractive countryside.







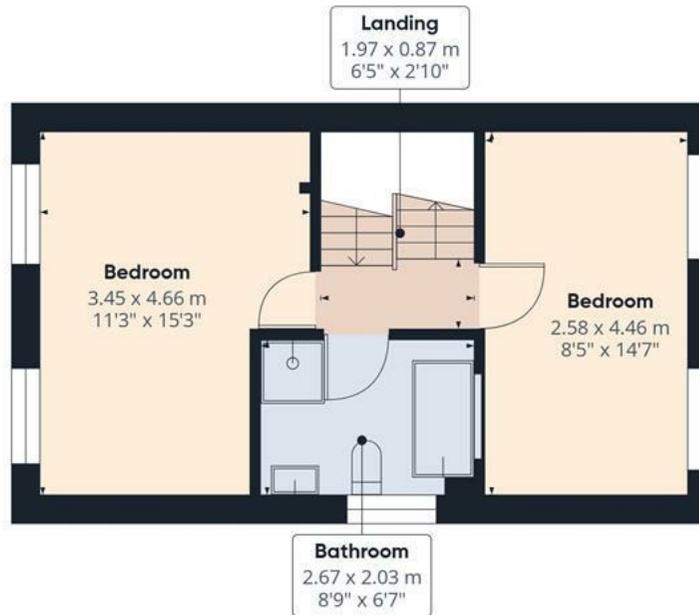
ABODE







Floor 0



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**

97 m<sup>2</sup>  
1044 ft<sup>2</sup>

**Reduced headroom**

7.6 m<sup>2</sup>  
82 ft<sup>2</sup>

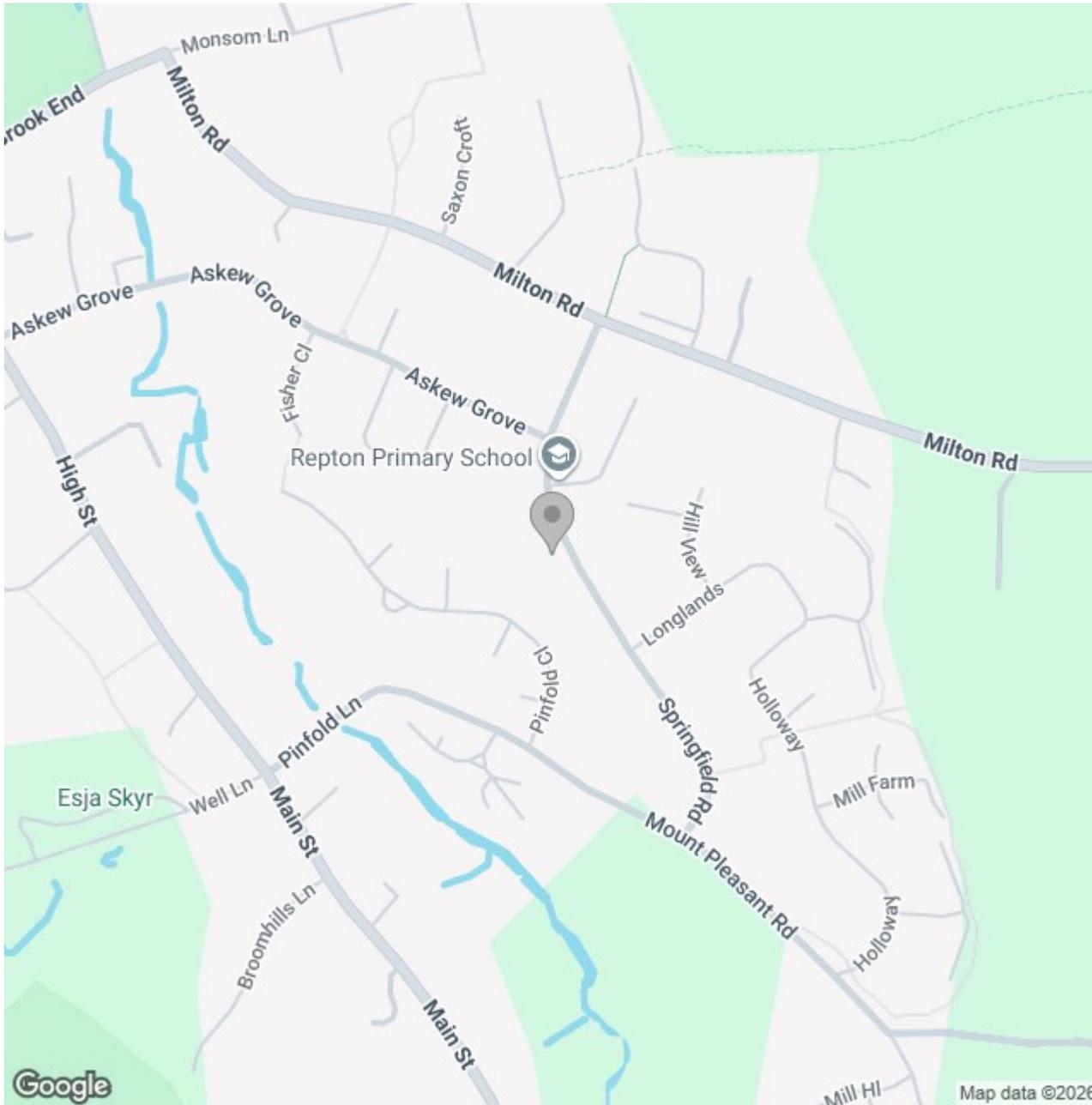
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	