

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

70 High Street
Repton, Derby, DE65 6GF



A spacious Victorian semi-detached residence offering original features, set in a delightful garden within the heart of the village of Repton.

- **NO UPWARD CHAIN**
- Many original features • Two lovely reception rooms • Fitted kitchen • Guest cloakroom • Conservatory
 - Three bedrooms and large bathroom to first floor
- Delightful gardens • Scope for extension (subject to the relevant permissions)
- **VIEWING ESSENTIAL** •

Price £375,000



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GENERAL INFORMATION

THE PROPERTY

A spacious three-bedroom Victorian semi-detached residence offering lovely original features with moulded cornice, ornate original fire surrounds, and sash windows. The accommodation includes an entrance hallway with stairs off to the first floor and doors opening into the lounge with a feature fire surround and walk-in bay with sash window, a truly lovely dining room with ornate fire surround and french doors out onto the rear terrace, a fitted kitchen giving access into a conservatory with doors out into the garden and a further extension to the conservatory creating a playroom or home office space. To the first floor are three bedrooms and a large family bathroom with corner bath and separate shower cubicle.

Outside, to the front is a low maintenance fore-garden with shrubs and enclosed with wrought iron railings. To the rear is a delightful cottage style blue brick paved terrace, water feature, herbaceous and flower borders. Steps lead up to a further tiered area with space for shed and for further entertaining space. There is a bin store and a wealth of trees and shrubs.

LOCATION

Repton is a much-favoured location famous for its independent school. The village has an attractive High Street filled with period architecture. The village has a post office and convenience store, dentist, butchers, popular village inns with restaurants, stunning church, hairdressers, village primary school, and independent primary schooling at St Wystans. In the nearby village of Willington is a Co-op, doctors, and train station. For

those requiring onwards travel via a car there is swift access to the A38 and A50.

ACCOMMODATION

PERIOD ENTRANCE DOOR

Provides access to:

RECEPTION HALLWAY

Having stairs to first floor landing, lovely moulded archways, doors to lounge, and dining room with an opening into the kitchen, further door to:

GUEST CLOAKROOM 0.65m x 1.37m (2'2" x 4'6")

Fitted with a wash hand basin and saniflo w.c. Extractor fan, ceiling light point and wood effect flooring.

LOUNGE 4.39m into bay x 3.92m (14'5" into bay x 12'10")

With a beautiful original sash bay window to front aspect offering views over the High Street. The focal point of the room is a carved timber fire surround with granite hearth and living flame gas fire inset. There is original cornice to ceiling, picture rail, ceiling rose and radiator.

DINING ROOM 3.98m x 3.37m into chimney breast recess (13'1" x 11'1" into chimney breast recess)

With french doors leading out onto the rear terrace, ideal for entertaining. There is a period style ornamental fireplace with quarry tiled hearth. Wood effect flooring, coving to ceiling, ceiling light point, and radiator.

FITTED KITCHEN 2.26m x 4.42m (7'5" x 14'6")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with matching up-stands are inset with a four ring gas hob with stainless steel splash-back and extractor hood over, plus a stainless steel one and a quarter bowl sink and side



drainer with mixer tap over. There is a built-in oven and grill, plumbing and space for washing machine and dishwasher, plus further space for fridge/freezer. Two windows look out over the rear terrace area, recess ceiling down-lights, and glazed french doors leading to:

CONSERVATORY 2.41m x 2.72m (7'11" x 8'11")

Having oak flooring, ceiling light points, radiator, double doors leading out onto the garden, further glazed door to:

FURTHER CONSERVATORY AREA 2.41m x 3.41m (7'11" x 11'2")

This space could ideally be used as a play room or home office. Having radiator and power.

FIRST FLOOR ACCOMMODATION

LANDING 1.59m x 4.93m (5'3" x 16'2")

A lovely light and airy space which provides an ideal space for a reading or study area, with radiator, Velux style window, ceiling light point, and doors leading off.

BEDROOM ONE 3.22m x 3.67m (10'7" x 12'0")

Fitted with a range of wardrobes with over-head cupboards, original sash window to front aspect, radiator and ceiling light point.

BEDROOM TWO 3.94m into chimney breast recess x 3.99m (12'11" into chimney breast recess x 13'1")

With window to rear aspect, radiator, coving to ceiling and ceiling light point.

BEDROOM THREE 1.96m x 2.71m (6'5" x 8'11")

With original sash window to front aspect, radiator and ceiling light point.

SPACIOUS FAMILY BATHROOM 2.35m x 4.27m (7'9" x 14'0")

Fitted with a corner bath with seat, pedestal wash hand basin, w.c., and large fully tiled shower enclosure. There is an obscure window to side aspect and further window to the rear, radiator and ceiling light point. The Baxi domestic hot water and central heating boiler is also housed here.

OUTSIDE AND GARDENS

The property is set back from the road behind a wrought iron fence with pedestrian gate giving access to a low maintenance fore-garden having shrubbed borders, with pathway leading to the front door.

The rear garden is a true feature of the property and incorporates original blue brick terrace area with herbaceous, flower and gravelled borders. Steps lead up to a further tiered area which is stocked with herbaceous planting, trees and shrubs. There is ample space for entertaining, space for shed or summerhouse, plus a bin storage area.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band D

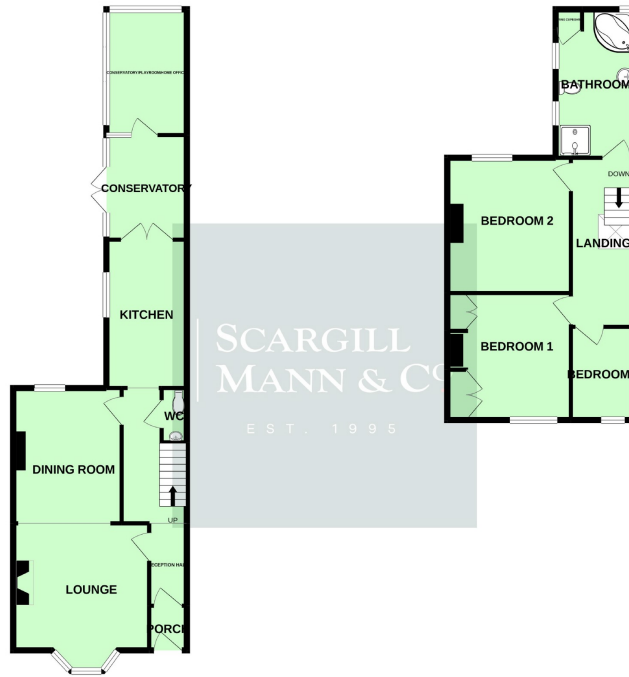
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW August 2021)/A



GROUND FLOOR
665 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA - 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with floorplan 12/20



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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