

**29 Repton
Avenue
Derby
Derbyshire
DE23 6JN**

**Offers Around
£325,000**



- SUPERBLY EXTENDED AND REMODELLED
- FLEXIBLE ACCOMMODATION ARRANGED OVER THREE FLOORS
- SPACIOUS LOUNGE
- IMPRESSIVE DINING KITCHEN WITH FULL-HEIGHT WINDOWS INTO ROOF SPACE
- FOUR/FIVE BEDROOMS
- STUDY/HOBBIES ROOM
- BATHROOM AND SHOWER ROOM
- PARKING AND GARDENS

GENERAL INFORMATION

THE PROPERTY

This architect-designed semi-detached house offers a unique blend of modern living and spacious comfort. With five-bedroom accommodation arranged over three floors, this property is perfect for families seeking both space and style in a convenient location.

A generous entrance hallway leads into a spacious lounge, ideal for relaxation and entertaining. The heart of the home is the excellent-sized kitchen, which boasts a full-height window that floods the space with natural light and provides a lovely view over the garden. A door from the kitchen leads directly into the garden, making outdoor dining and entertaining a breeze. Additionally, a modern downstairs shower room adds to the practicality of the layout.

The first floor features four well-proportioned bedrooms, including a unique mezzanine bedroom that overlooks the first floor bedroom, complete with full-height windows that enhance the airy feel of the space. A small bedroom or study and a family bathroom complete this level, providing ample accommodation for family and guests alike.





The second floor offers a versatile room that can serve as a gaming room, a hobby space, or an additional guest bedroom, catering to your lifestyle needs.

Externally, the property has a driveway with space for several vehicles. The rear garden features a well-maintained lawn, a patio area and a workshop for those who enjoy DIY projects or need extra storage.

This exceptional home on Repton Avenue is a rare find, combining thoughtful design with practical living spaces, making it an ideal choice.

ACCOMMODATION

Entrance door opening into hallway.

HALLWAY

1.97m inc stairs 7.20m max (6'5" inc stairs 23'7" max)

Having full glazed side screen, entrance door, window to the side aspect, radiator, useful under stairs storage cupboard, and doors leading off.



LOUNGE

3.50m max 3.01m min x 7.35m (11'5" max 9'10" min x 24'1")

Has a bay window to the front aspect, radiator, glazed double doors leading to the kitchen and there is a living flame effect gas fire inset, there is coving to ceiling, radiators and ceiling light points.

DINING KITCHEN

6.92m x 3.25m (22'8" x 10'7")

Is fitted with a range of base cupboards, drawers and wall mounted cabinets with glass display units, the domestic hot water and central heating boiler is housed here, worktops incorporate a one and a quarter stainless steel sink and four ring gas hob, integrated appliances include a double oven, there is space for washing machine, tumble dryer and dishwasher, work tops further extend to create a breakfast bar, there is ample space for dining room table and chairs and full glazed windows and door lead out onto the rear garden, there



are recessed ceiling down lights, underfloor heating and extractor fan.

SHOWER ROOM

2.44m x 2.35m (8'0" x 7'8")

Is fitted with a good range of vanity units that incorporate the hand wash basin and W.C., there is a large corner shower enclosure with glazed screen, shower, contemporary style radiator, obscure window to the front aspect and ceiling light point.

FIRST FLOOR

LANDING

With window to the side aspect, useful linen storage cupboard and all doors lead off:

BEDROOM ONE

2.40m min 3.01m max x 3.23m max 2.30m min (7'10" min 9'10" max x 10'7" max 7'6" min)

Has a window to the rear aspect, radiator and ceiling light point.



BEDROOM TWO

3.33m to window x 2.89m to wardrobe door
(10'11" to window x 9'5" to wardrobe door)

Has a window to the front aspect, radiator and is fitted with a range of built in wardrobes providing hanging space and shelving and matching drawer units and bedside cabinets, there is a radiator and ceiling light point.

BEDROOM THREE/DRESSING ROOM

2.88m x 3.38m to internal window (9'5" x 11'1" to internal window)

Has one internal window and french door leading to bedroom five. and a range of built in wardrobes providing hanging space and shelving, there is a radiator and ceiling light point.

BEDROOM FOUR

1.98m x 1.92m (6'5" x 6'3")

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM FIVE

3.79m x 4.02m (12'5" x 13'2")

Has full height glazed windows with mezzanine floor above and a range of built in wardrobes and matching bed side cabinets and dressing table,



there is a contemporary style radiator and recessed ceiling down lights.

FAMILY BATHROOM

2.28m to rear wall x 2.48m width (7'5" to rear wall x 8'1" width)

Is fitted with a bath with mixer taps with electric shower over, wall mounted hand wash basin and W.C., there is a chrome heated towel rail, Velux window and recessed ceiling down lights.

SECOND FLOOR

Stairs rise to:

LANDING

Having a door opening through to the mezzanine loft space.

MEZZANINE

This is a split level area, with the lower level measuring 3.80m x 2.57m and the second part of the floor measuring 3.43m max width into eaves 2.8m min x 5.06m length.

There are 3 Velux windows and a number of points for eaves storage, radiator, recessed ceiling down lights and balcony over looking the first floor bedroom to the rear.



OUTSIDE

The rear garden is laid to lawn with a patio area and workshop.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

CONSTRUCTION

Standard Brick Construction

TENURE

FREEHOLD - 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

Derby City - Band B

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>
[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

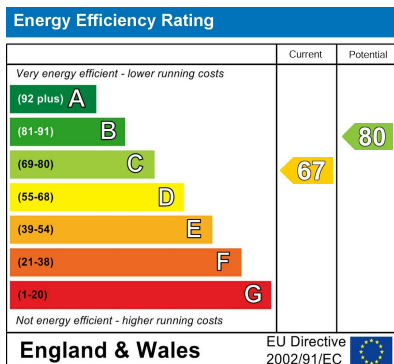
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A



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.
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