

**2 Hill View
Repton
Derby
DE65 6GT**

**Offers In The
Region Of
£315,000**



- FAVOURED VILLAGE LOCATION
- SUPERBLY PRESENTED
- LOVELY CORNER PLOT
- SPACIOUS ACCOMMODATION
- LOUNGE AND MODERN BREAKFAST KITCHEN
- GARDEN ROOM AND CLOAKROOM
- THREE BEDROOMS
- SHOWER ROOM WITH UNDERFLOOR HEATING
- LOVELY WELL-KEPT GARDEN
- DRIVE

GENERAL INFORMATION

THE PROPERTY

This superbly presented three-bedroom semi-detached home is situated in the favoured village of Repton. Set on a delightful corner plot, it boasts an inviting atmosphere and ample space, making it an ideal family residence.

Upon entering, you are greeted by two spacious reception rooms providing ample relaxation and entertaining space. The heart of the home is undoubtedly the beautifully extended garden room, which seamlessly connects to the well-fitted breakfast kitchen. This area is perfect for enjoying family meals while overlooking the lovely garden.

The first floor is home to three well-proportioned bedrooms. The re-fitted shower room is a standout feature, complete with underfloor heating, ensuring a touch of luxury in your daily routine.





Outside, the property continues to impress with a block-paved driveway at the front, providing convenient off-road parking. The rear garden is a neat and attractive space, featuring a large paved patio area, a lawn, and raised beds with gravel, perfect for displaying potted plants. Additionally, a workshop offers a versatile space for hobbies or storage.

This delightful home combines modern living with a quiet setting, making it a perfect choice for those seeking a blend of comfort and style. Don't miss the opportunity to make this lovely property your own.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.78 max width 0.82m min x 4.76m max (5'10" max width 2'8" min x 15'7" max)

This attractive area has recessed ceiling down lights, a hi line window to the front aspect, stairs off to first floor, useful under stairs storage cupboard, door to kitchen and a further door that opens through to the sitting room.

SITTING ROOM

3.06m x 4.73m (10'0" x 15'6")

Is neutrally decorated with a bow window to the front aspect, wall mounted electric fire, contemporary style doors and radiators.

BREAKFAST KITCHEN

4.97m x 2.76m (16'3" x 9'0")

This attractively fitted kitchen offers a good range of base cupboards, drawers and matching wall mounted

cabinets, integrated appliances include a washing machine, dishwasher, oven, fridge and freezer, worktops incorporate a one and a quarter stainless steel sink with mixer taps and a four ring gas hob with extractor over, there are attractive tiled splashbacks, recessed ceiling down lights, radiator, the Ideal domestic hot water and central heating boiler is also housed here, there is ample space for kitchen table and chairs and a wide opening leads through into the garden room.

GARDEN ROOM

2.79m x 4.87m max 3.42m min (9'1" x 15'11" max 11'2" min)

This attractive room has two Velux windows, French doors that lead out onto the rear terrace, windows giving views over the landscaped garden,



wood effect flooring, ample space for dining room table and chairs and sofas, feature panelled wall and a further door which opens through to the beautifully equipped guest cloakroom.

GUEST CLOAKROOM

1.25m x 1.33m (4'1" x 4'4")

Incorporates a fitted vanity unit and W.C., there is an extractor fan, recessed ceiling down lights and the wood effect flooring continues through.

FIRST FLOOR

LANDING

1.77m x 3m (5'9" x 9'10")

Has a window to the side aspect, useful storage cupboard with shelving ideal for linen storage and doors leading off to:



BEDROOM ONE

2.60m x 3.87m to window (8'6" x 12'8" to window)

Has a window to the front aspect, radiator, ceiling light point and built in double wardrobe which provides hanging space and shelving.

BEDROOM TWO

2.97m to window x 2.51m (9'8" to window x 8'2")

Has a window to the rear aspect, radiator, ceiling light point and built in wardrobe providing hanging space and shelving.

BEDROOM THREE

2.32m x 2.92m (7'7" x 9'6")

Has a window to the front aspect, ceiling light point, radiator, built in wardrobe providing hanging space and shelving, work station with built in bed and storage beneath, ideal space for young children and teenagers.



SHOWER ROOM

2.28m x 1.62m to window (7'5" x 5'3" to window)

This Beautifully presented re fitted shower room has a large walk in shower with dual heads, decorative storage, W.C. and vanity unit with hand wash basin inset, there is a contemporary style radiator, under floor heating, recessed ceiling down lights and obscure window to the rear aspect, there are attractive tiled surrounds and matching floor tiles.

OUTSIDE

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

South Derbyshire District Council - Band C

CURRENT UTILITY SUPPLIERS

Gas

Electric - British Gas

Water - Mains - South Staffs

Sewage - Mains - South Staffs

Broadband supplier - Talk Talk

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/>

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.

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>

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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