

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

30 Askew Grove Repton, Derby, DE65 6GJ



Three storey four bedroomed cottage style semi-detached residence occupying convenient location within the highly desirable village of Repton

- Meticulously designed and constructed by highly regarded local builder • Extremely well appointed throughout • Superbly presented • Ideal for a family • Gas central heating • Double glazing • Entrance hall • Fitted guest cloakroom • Spacious living room • Conservatory • Well fitted breakfast kitchen with a range of built in appliances • First floor landing • Master bedroom with en-suite shower room • Two further bedrooms to first floor • Well appointed family bathroom • Second floor landing leading to fourth bedroom • Delightful walled cottage style garden with lawn, well stocked borders and patio • Two allocated car parking spaces in rear courtyard • Excellent range of amenities • Within easy reach of other regional centres •

£1,100 Per calendar month



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PANELLED AND GLAZED ENTRANCE

Provides access to:

ENTRANCE HALL

With central heating radiator, feature stripped wooden floorboards, staircase to first floor with useful under stairs storage cupboard, door to:

FITTED GUEST'S CLOAKROOM

With a contemporary styled suite in white comprising low flush WC, wash hand basin, central heating radiator, half panelled walls, stripped wooden floorboards, extractor fan.

SPACIOUS LIVING ROOM 5.89m x 3.48m (19'4" x 11'5")

With period style central heating radiator, TV point, continuation of feature stripped wooden floorboards, wall light points, UPVC double glazed window to rear, UPVC double glazed French doors giving access to:

CONSERVATORY 3.05m x 2.44m (10'0" x 8'0")

Of brick base and UPVC double glazed framed construction offering delightful views over the garden and a pleasant occasional dining room, stripped wooden floorboards, wall light points, three double power points, UPVC double glazed French doors to garden.

SUPERB DINING KITCHEN 3.84m x 3.71m (12'7" x 12'2")

With an extensive range of wood block preparation surfaces having tiled surrounds, inset sink unit with

mixer tap, range of fitted base units with cream cupboard and drawer fronts, complementary range of wall mounted cupboards including corner display shelving and china display cabinet, under lighting, inset gas hob with variable speed extractor hood over together with lighting and built in fan assisted oven and grill, further range of integrated appliances including dishwasher, washing machine, tumble dryer, fridge and freezer, continuation of stripped wooden floorboards, wall mounted gas fired central heating boiler which services the central heating and provides domestic hot water, recessed ceiling spotlighting, UPVC double glazed window to front.

FIRST FLOOR

SEMI-GALLERIED LANDING

With staircase to second floor, recessed ceiling spotlighting, door to:

MASTER BEDROOM 3.56m x 3.51m (11'8" x 11'6")

With central heating radiator, built in double wardrobes, wall light points, UPVC double glazed window to rear, door to:

WELL APPOINTED EN-SUITE

Having a contemporary white suite comprising low flush WC, pedestal wash hand basin and shower cubicle with integrated Mira shower, part tiled walls, chromium electric towel radiator, extractor fan, recessed ceiling spotlighting.

BEDROOM THREE 3.12m x 2.46m (10'3" x 8'1")

With central heating radiator, built in double



wardrobes, wall light points, UPVC double glazed window to front.

BEDROOM FOUR 2.46m x 2.26m (8'1" x 7'5")

With central heating radiator, telephone point, UPVC double glazed window to rear.

WELL APPOINTED FAMILY BATHROOM

With a contemporary white suite comprising low flush WC, half pedestal wash hand basin, panelled bath with shower screen and integrated shower over, part tiled walls, central heating radiator, extractor fan, recessed ceiling spotlighting, UPVC double glazed window to front.

SECOND FLOOR

LANDING

With useful built in storage cupboard, door to:

BEDROOM TWO

With central heating radiator, useful storage space to eaves, recessed ceiling spotlighting, three sealed unit double glazed velux windows to rear, built in wardrobes.

OUTSIDE

To the front of the property is a small but pleasant lawned fore garden with selection of shrubs and attractive wrought iron railings. Access to the rear of the property can be gained via a pathway to the side. We would point out that the property benefits from two allocated car parking spaces in the rear courtyard.

To the rear of the property is a delightful walled garden incorporating lawn with well stocked borders and feature paved patio, outdoor power supply (watertight double power point), outside water tap.

DIRECTIONAL NOTE

The approach from our Burton office is to proceed north along the A38 taking the slip road off to the left as signposted Willington. Turn left at the 'T' Junction and proceed back over the A38. Continue into Willington and at the mini traffic island turn right onto Repton Road and out of the village south over the river, upon entering Repton continue straight ahead at the (cross roundabout) before turning left into Askew Grove, the property will eventually be located on the left hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available mid February 2021.

PROPERTY RESERVATION FEE

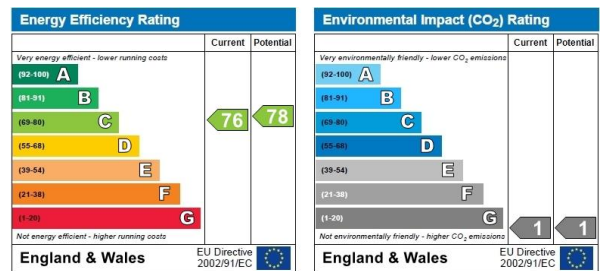
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office.



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 2QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

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