





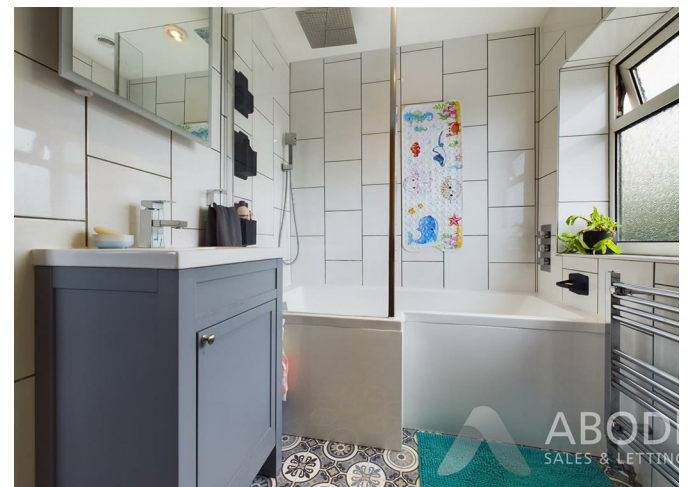
This charming two-bedroom, semi-detached traditional property boasts a welcoming driveway that accommodates several vehicles. The heart of the home features a spacious open-plan lounge diner, perfect for entertaining, which flows seamlessly into a well-appointed kitchen. The interior is enhanced by a modern bathroom and a generous, enclosed rear garden, ideal for outdoor activities and relaxation.



## Ground Floor

Entering through a UPVC front door, you are greeted by an inviting entrance hallway that features a staircase ascending to the first floor and an opaque double-glazed window that bathes the space in natural light. The hallway leads into a delightful lounge diner, highlighted by a cozy recessed log-burning stove set on a flagstone hearth, creating a warm ambiance. Ample space allows for a comfortable seating arrangement and a dining table, while a double-glazed UPVC door opens out to the expansive rear garden, enhancing the indoor-outdoor connection. Adjacent to the lounge diner is a well-designed kitchen, complete with matching wall and base units, and equipped with all the essentials, including space for a dishwasher, cooker, washing machine, and fridge-freezer. A ceramic sink with a mixer tap and strainer, along with a wall-mounted gas combination boiler, add to the functionality, while a double-glazed window and a UPVC side-access door provide convenient access and views of the garden.







## First Floor

Ascending the staircase, the first-floor landing offers access to two inviting bedrooms and a modern family bathroom. A built-in storage cupboard provides practicality, and a double-glazed window allows light to flood the space. The master bedroom is a generously sized double space, featuring built-in sliding mirror wardrobes and two double-glazed windows that fill the room with natural light. It offers a cozy nook, perfect for a dressing table or desk, and ample room for a double bed. The second bedroom, also a double, overlooks the rear garden through its double-glazed window. The family bathroom is beautifully appointed with a modern three-piece suite, including a low-level WC, a wash hand basin with vanity unit, and a luxurious bath with a rain shower overhead, complemented by a glass shower screen. With fully tiled walls and floor, recessed spot lighting, and a heated ladder towel rail, this space combines style and comfort.

## Outside

The exterior of the property is equally impressive, featuring a driveway that offers parking for three to four vehicles, providing convenience for residents and guests alike. A secure gate provides access to the rear garden, which boasts vehicular access leading to the garage. The expansive rear garden is predominantly laid to lawn, perfect for family activities and gatherings. Enclosed by a mix of hedgerows and timber fencing, it ensures privacy while maintaining an inviting atmosphere. A central pathway meanders through the garden, leading to a charming patio area ideal for al fresco dining and entertaining, making it the perfect outdoor space.

## Location

Repton, a charming village in Derbyshire, is renowned for its rich history and friendly community atmosphere. The

area boasts excellent educational facilities, including the prestigious Repton School, known for its academic excellence and extracurricular offerings. Local primary schools also provide a strong foundation for younger children.

Transport links are convenient, with the nearby Willington Station offering quick access to Derby in just seven minutes. Major roadways enhance connectivity to surrounding areas. Repton features a selection of shops, cafes, and restaurants, fostering a vibrant community spirit, while the surrounding countryside offers ample opportunities for outdoor activities. Overall, Repton combines quality education, accessible transport, and a welcoming environment, making it an attractive place to live.

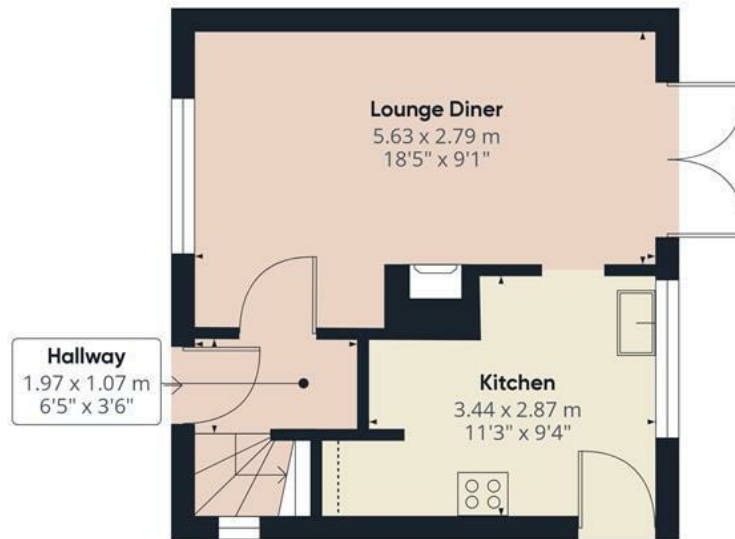




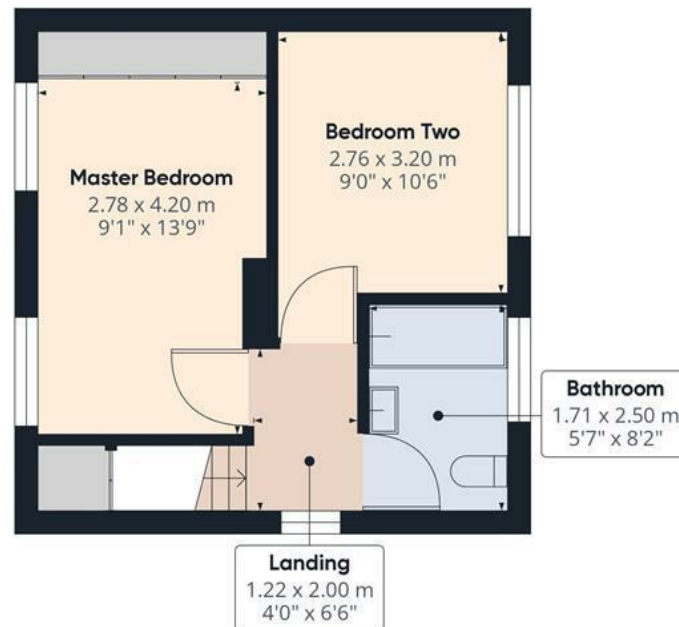








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

60.87 m<sup>2</sup>  
655.2 ft<sup>2</sup>

**Reduced headroom**

0.19 m<sup>2</sup>  
2.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

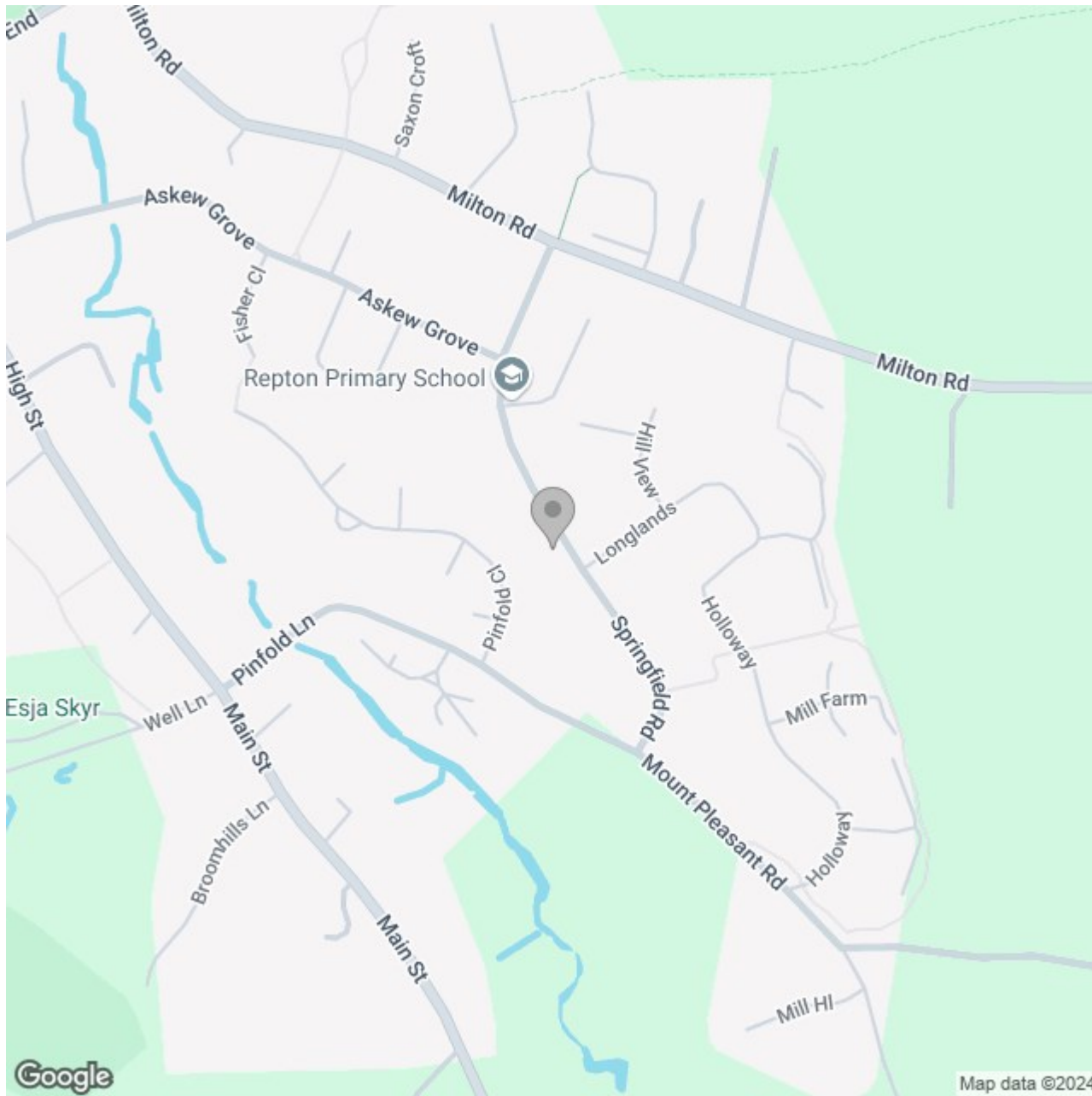
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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	