

## 6 Forge Close, Repton, Derby, DE65 6WR

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Offers Around £575,000

Freehold

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- Sold with No Upper Chain
- Double Width Driveway & Garage/Home Office
- Private Low Maintenance Rear Garden
- Porch, Hall & Fitted Guest Cloakroom
- Lounge & Dining Room
- Kitchen & Utility
- Four First Floor Bedrooms
- Principal Bedroom with En-Suite Shower Room
- Two Second Floor Rooms
- Highly Desirable Village





## Summary

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This is a sizeable three storey, five bedroom detached property tucked away off the High Street in Repton in this quiet cul-de-sac offering a good degree of privacy. The accommodation is set over three floors, is double glazed and gas central heated and sold with the benefit of no upward chain. It features porch, hall, fitted guest cloakroom, dual aspect lounge, dining room, breakfast kitchen and utility.

The first floor features principle bedroom with en- suite shower room, three further bedrooms and a well-appointed bathroom. The second floor features two further potential bedrooms or study. The property benefits from a double width driveway giving access to a double garage which has been converted to a home office/gym. There is a useful storage shed. To the rear of the property is a very private, low maintenance garden featuring extensive terrace with steps leading down to a two tier low maintenance artificial lawn with a patio area. The property backs on to an attractive brook and features mature, well-kept laurel hedge beyond which is an open green space.

# F&C

### **The Location**

Repton is highly desirable due to its excellent range of amenities including restaurants, popular pubs, architects, famous public school, St Wystans School and Springfield Primary. There are a further range of amenities in neighbouring Willington and easy access to the A50 and A38 as well as East Midlands Airport.

### **Accommodation**

#### **Porch**

4'2" x 2'3" (1.28 x 0.69)

A panelled entrance door provides access to porch with double glazed window to side.

#### **Hallway**

11'2" x 6'7" (3.42 x 2.02)

With central heating radiator, wood floor covering, staircase to first floor, decorative coving and recessed spotlighting.

#### **Fitted Guest Cloakroom**

6'4" x 2'11" (1.94 x 0.89)

Featuring white suite comprising low flush WC, vanity unit wash handbasin with cupboard and feature tiling.

## Lounge

20'0" x 11'7" (6.12 x 3.55)

This is a pleasant dual aspect room with double glazed window to front, bi-fold double glazed door to rear, feature chimney breast incorporating timber display mantle, raised hearth, tiled interior with cast iron log burner, two central heating radiators, decorative coving and wood flooring.



## Dining Room

11'3" x 9'7" (3.45 x 2.94)

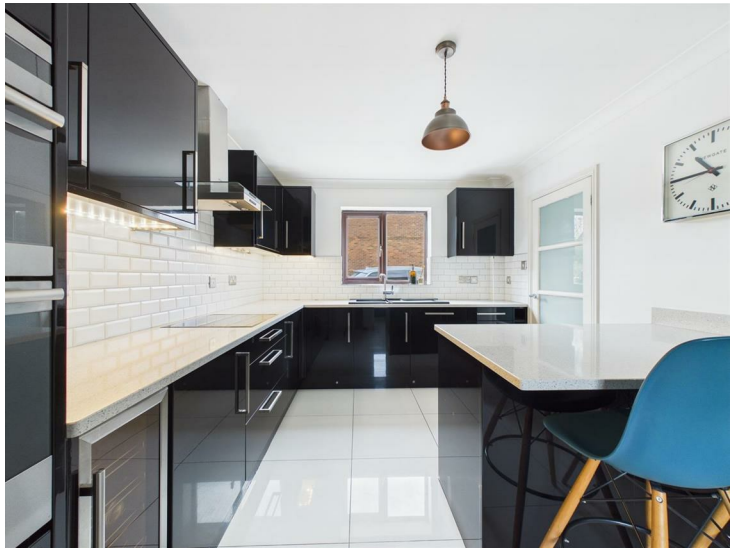
With central heating radiator, decorative coving and double glazed window to rear.



### **Breakfast Kitchen**

14'1" x 9'10" (4.31 x 3.01)

Featuring quartz worktops, matching breakfast bar, tiled surrounds, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, four plate electric hob with extractor hood over, built-in double oven, integrated fridge/freezer, dishwasher and wine fridge, stylish floor to ceiling central heating radiator, decorative coving and double glazed window to front.



### **Utility Room**

9'7" x 5'6" (2.94 x 1.68)

Featuring quartz worktops with matching upstands, inset sink unit, fitted base cupboards, wall mounted cupboards, appliance space suitable for washing machine and double glazed window to rear.

### **First Floor Accommodation**

### **Semi-Galleried Landing**

11'3" x 6'0" (3.43 x 1.84)

Having feature balustrade, decorative coving, spotlights to ceiling and staircase to second floor.

### **Principal Bedroom**

20'2" x 12'0" (6.15 x 3.66)

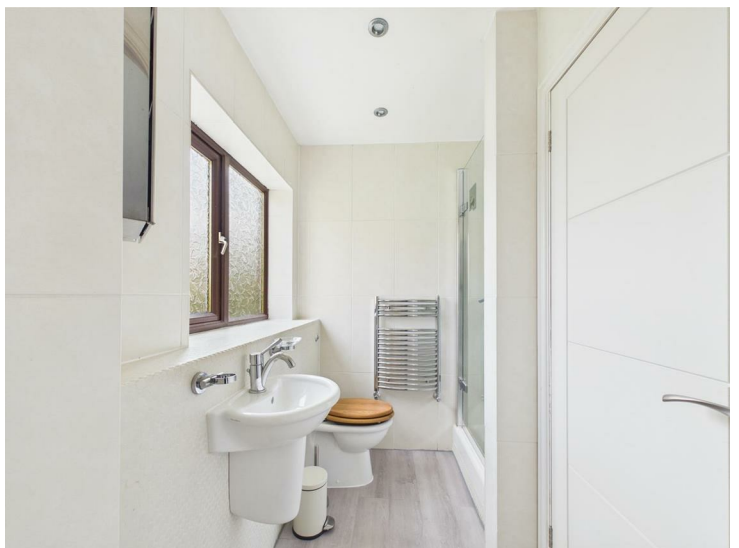
This is a dual aspect room with double glazed window to front and double glazed window to rear overlooking the nearby green space. There are two central heating radiators and fitted wardrobes.



### **En-Suite Shower Room**

6'10" x 3'10" (2.09 x 1.19)

Comprising low flush WC, half pedestal wash handbasin, shower cubicle, chrome towel rail/radiator, airing cupboard and double glazed window to rear.



### Bedroom Two

9'10" x 9'10" (3.01 x 3.01)

Having a central heating radiator, decorative coving and double glazed window to rear.



### Bedroom Three

10'0" x 9'9" (3.07 x 2.99)

Having a central heating radiator, decorative coving and double glazed window to front.



### Bedroom Four

11'2" x 6'10" (3.42 x 2.10)

Having a central heating radiator and double glazed window to front.



## Bathroom

Comprising low flush WC, vanity unit with wash handbasin with storage beneath, panelled bath with shower over and stylish tiled surround, chrome towel rail/radiator, recessed spotlighting, shaving point and double glazed window to rear.



## Second Floor Accommodation

### Small Landing

6'1" x 3'0" (1.87 x 0.92)

With Velux window to front and rear.

### Bedroom Five/Study

15'9" x 10'9" (4.82 x 3.29)

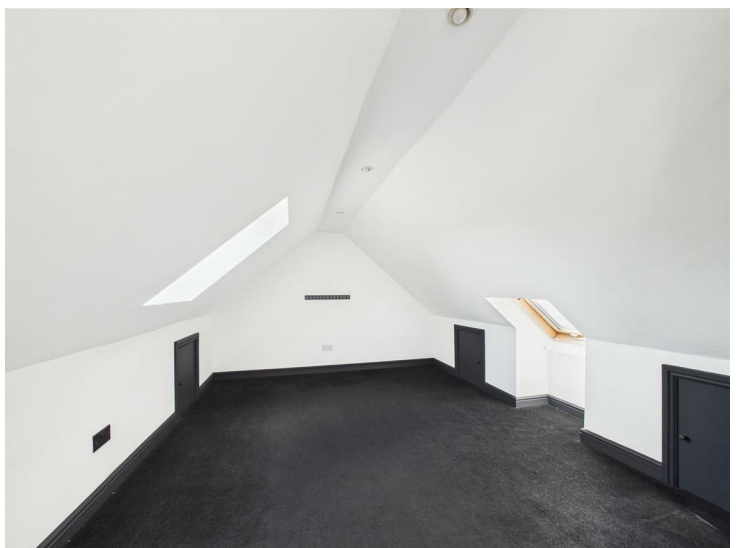
With central heating radiator, storage space to eaves, spotlighting and two double glazed Velux windows.



### Bedroom Six

11'11" x 10'7" (3.65 x 3.25)

With central heating radiator, storage space to eaves and two double glazed Velux windows.



**Garage/Home Office/Gym**

Having power and lighting, electric heating and side door.  
Ideal for home office/gym.



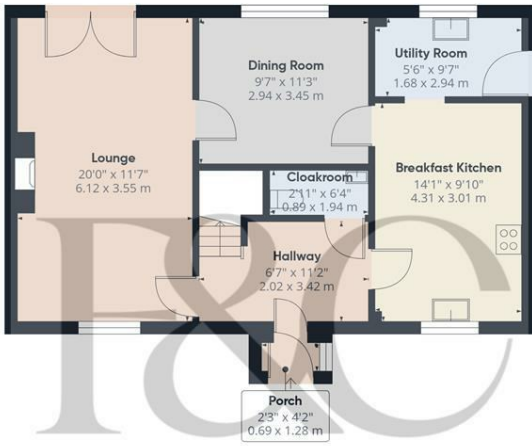
## Outside

The property is tucked away at the end of this close benefiting from double width driveway giving access to double garage with twin up and over doors. The garage has been converted internally and has been used as a home office/study. To the rear of this is a useful shed.

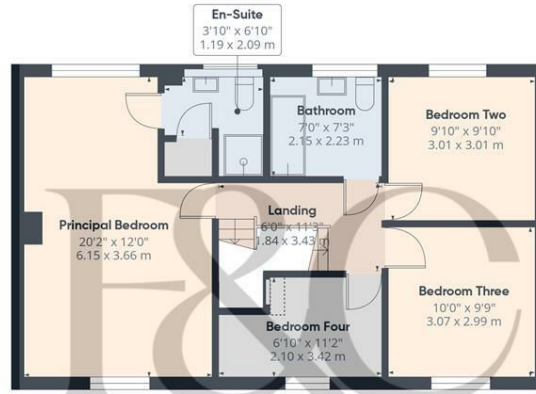
To the rear of the property is a very private garden with extensive block paved terrace, attractive timber balustrade, two tier low maintenance artificial lawn and space for hot tub. The garden backs on to a pleasant brook and has mature laurel hedging and timber fencing. The property also benefits from outdoor power.



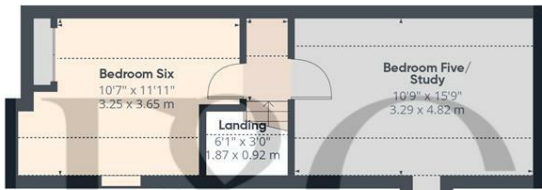
Council Tax Band F



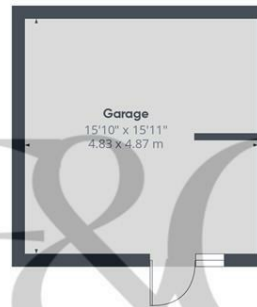
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>m</sup>**

1850 ft<sup>2</sup>

171.9 m<sup>2</sup>

**Reduced headroom**

136 ft<sup>2</sup>

12.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

6 Forge Close  
Repton  
Derby  
DE65 6WR

Council Tax Band: F  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	