



**21 Repton Road
Swadlincote, DE11 7AF
£419,950**

lizmilsom
properties

21 Repton Road, Swadlincote, DE11 7AF

A stunning example of a three storey four bedroomed property is located within a private and exclusive development of only seven individual executive properties in the beautiful National Forest village of Hartshorne. The property boasts SPECTACULAR VIEWS of the surrounding countryside and shared ownership of a 1.75 approx ACRE PADDOCK beyond its beautiful SOUTH-FACING gardens. With an OPEN-PLAN family kitchen/diner, downstairs shower room, first floor sitting room, three double bedrooms, family bathroom and a snug/4th bedroom, this unique property makes for a spacious and inviting home.

- A modern 3 storey family home with stunning views
- Flexible living space with a gross internal area of 1496 sq ft
- Sitting Room, Fabulous open plan farmhouse style Kitchen/Diner
- Luxury Bathroom & Separate Shower Room
- Off-road parking and a garage. EPC rating D Council Tax D
- Unique benefit: Shared ownership of a 1.75 acre paddock
- Immaculate beautifully presented accommodation
- Three double bedrooms and snug/study/fourth bedroom
- South-facing gardens with open views beyond
- Internal viewing absolutely essential!



General Description

A fantastic opportunity to acquire a lovely family home set in the heart of the National Forest in this highly desirable village location, with the shared ownership of the circa 1.75 acre paddock directly to the rear. The paddock is under joint ownership of the homeowners in the close and is a superb added bonus and usable asset for the right purchaser. The property was constructed in 2006 to offer flexible and generous living space across three floors with a gross internal area of 1496 square feet to comprise in brief: Entrance hall, splendid open-plan family kitchen, snug/bedroom 4/Study, formal living room with stunning open views, three further double bedrooms and two bathrooms. The property boasts an excellent level of fit out to include double glazing, LPG fired central heating, solid oak flooring and exposed timber beams.

A private shared driveway gives access to this exclusive development, and the property boasts a driveway with off-road parking and a garage. To the rear are stunning south facing rear gardens laid in large part to lawn with open views beyond. The 1.75 acre paddock to the immediate rear of the property is in the shared ownership of the property owners on the development, and as such can be used for functions and recreational activities with the general agreement of the other parties.

An on site inspection is strongly recommended to appreciate this unique family home. Viewing via the sole selling agent, Liz Milsom Properties of Hartshorne.

Accommodation

Reception Hall

having solid oak front entrance door, two front elevation floor to ceiling windows, solid oak flooring, solid oak stairs rising to first floor with understairs storage, large storage cupboard housing Worcester Bosch boiler, wall mounted consumer unit and meters, exposed beams, radiator, wall mounted heating and alarm controls and doors leading into:-

Downstairs Shower Room

10'0" x 4'7" (3.05 x 1.42)

Having solid oak front entrance door, two front elevation floor to ceiling windows, solid oak flooring, solid oak stairs rising to first floor with understairs storage, large storage cupboard housing Worcester Bosch boiler, wall mounted consumer unit and meters, exposed beams, radiator, wall mounted heating and alarm controls and doors leading into:-

Family Kitchen/Diner

20'4" x 11'3" (6.22 x 3.41)

A splendid matching range of floor and wall mounted farmhouse style units with solid wooden rolled edge work surface over, under unit lighting and tiled splashback incorporating porcelain twin bowls with mixer tap, integral electric fan assisted double oven with four ring gas hob and extractor hood over, integral fridge freezer, integral replacement dishwasher, integrated washing machine, rear elevation double glazed window enjoying fantastic views over the south facing garden and onto the surrounding countryside, rear elevation double glazed French doors providing access to rear garden also enjoying fantastic views of the surrounding countryside, solid oak flooring to dining area, natural stone flooring with underfloor heating to the kitchen area, exposed beams, recessed spot lighting and radiator.

Multi-functional Bedroom Three/Study

9'10" x 9'3" (3.02 x 2.84)

Located to the front of the property with double glazed window, solid oak flooring, recessed spot lighting and radiator.

First Floor Landing

Having side elevation double glazed window, solid oak flooring, solid oak stairs rising to second floor, recessed spot lighting, radiator and doors leading into:-

Spacious Living Room

20'6" x 13'3" (6.27 x 4.04)

Having two rear elevation double glazed French doors with replacement Juliette balconies enjoying spectacular panoramic views over the rear garden and onto the surrounding countryside, solid oak flooring, recessed spot lighting, and two radiators. A perfect space for relaxing with family and entertaining friends whilst taking in the wonderful setting.

Bedroom Four

9'8" x 9'6" (2.95 x 2.90)

A great sized double bedroom having front elevation double glazed window, solid oak flooring, recessed spot lighting and radiator.

Second Floor Landing

Having front elevation double glazed window enjoying a fantastic outlook over rooftops and onto the surrounding countryside, solid oak flooring, recessed spot lighting, radiator and doors to:-

Bedroom One

13'3" x 11'3" (4.06 x 3.45)

Having rear elevation double glazed window enjoying spectacular views over the surrounding countryside, recessed spot lighting, fitted carpet and radiator.

Bedroom Two

13'3" x 8'11" (4.06 x 2.74)

Having rear elevation double glazed window enjoying spectacular views over the surrounding countryside, recessed spot lighting, fitted carpet and radiator.

Family Bathroom

7'4" x 7'1" (2.26 x 2.16)

Having a matching replacement high quality white three piece suite comprising low level WC with push button flush, floating wash hand basin with mixer tap and storage drawers beneath and panelled bath with mains shower over, tiled surround and screen, co-ordinated practical flooring, front elevation double glazed velux skylight, recessed spotlights with extraction, tiled floor with underfloor heating and chrome heated towel rail.

Outside

To the front of the property there is a smart block paved driveway providing ample off street parking which leads to single garage. The driveway incorporates a paved pathway to entrance door, gated access to rear garden and outside lighting.

To the rear of the property there is a generously proportioned garden which is mainly laid to lawn which incorporates paved patio, outside lighting, gated access to the front of the property, door leading into

garage, well stocked flower beds and boundary walling, fencing and hedging. The rear garden enjoys a high degree of privacy and natural sunlight along with stunning views of the surrounding countryside. To the rear of the garden there is a paddock measuring approximately 1.75 acres which is shared between the development of properties. Further information is available upon request.

Single Garage

16'0" x 8'0" (4.88 x 2.44)

Having electric up and over door, loft access hatch, recessed spot lighting, side access door major benefit providing access to rear garden

Property Information

Tenure: Freehold.

Local Authority: South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH. Tel: . Council Tax Band D.

Services: Main electric, LPG and main water and drainage are connected to the property

Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

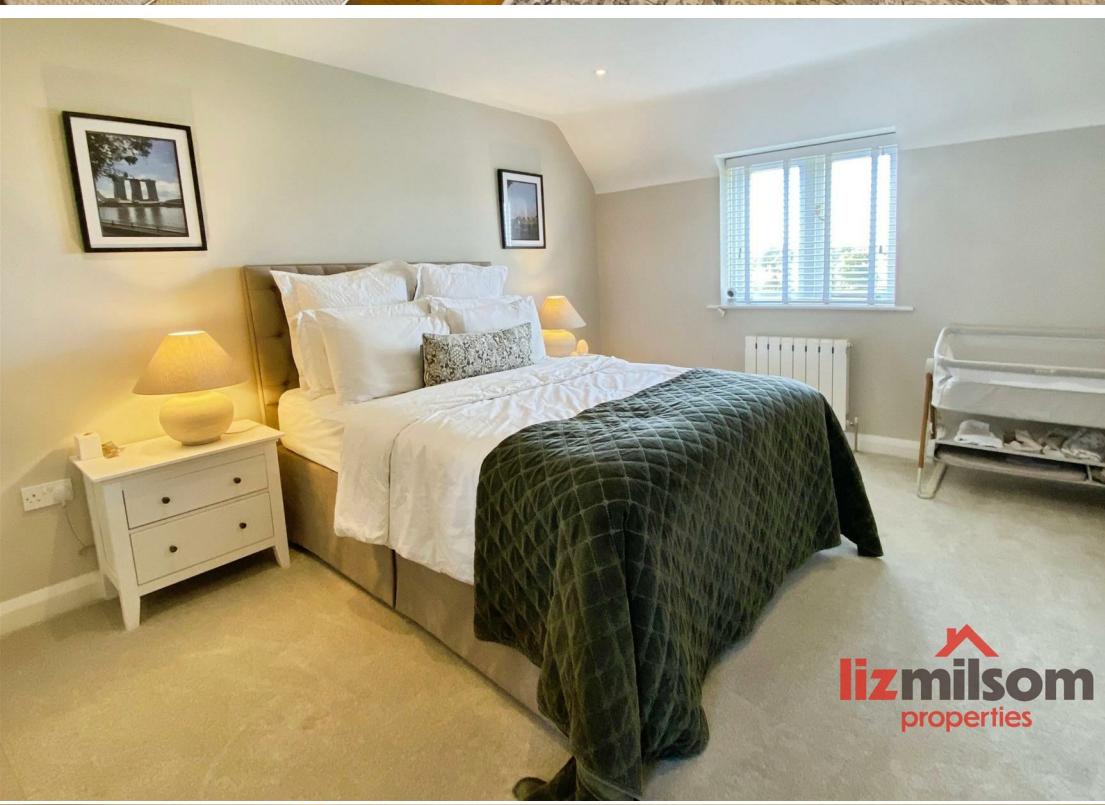
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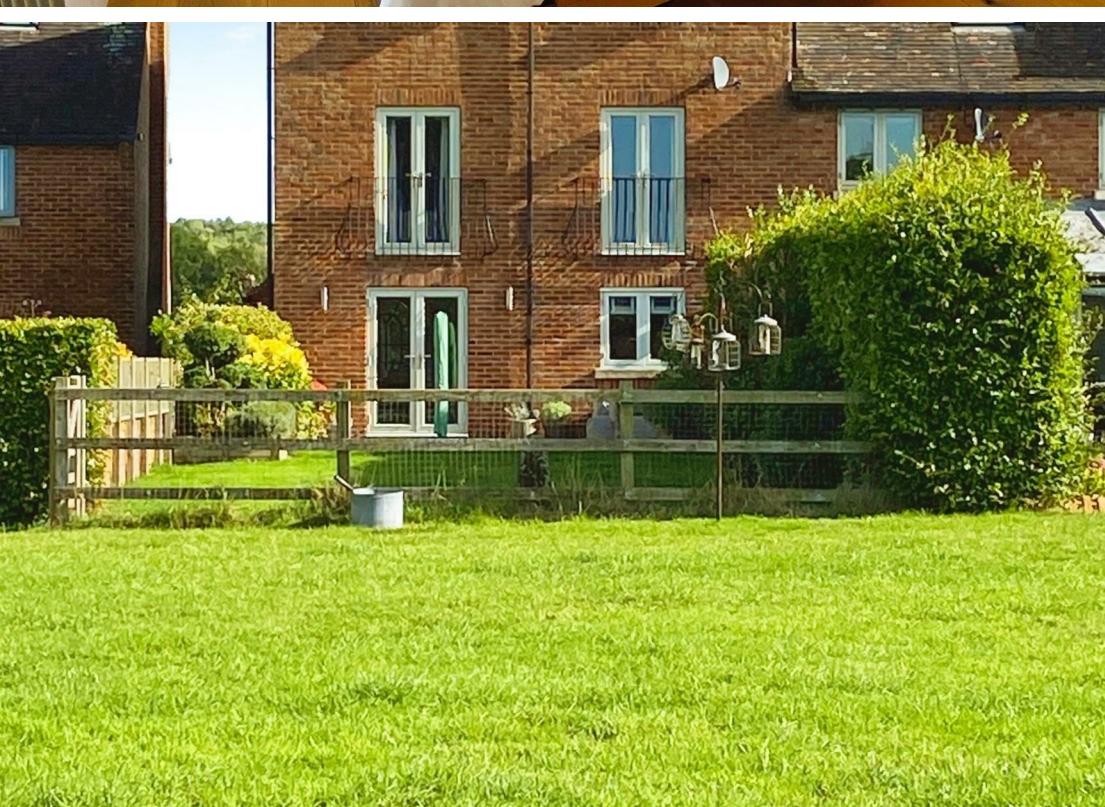
Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





Directions

For sat nav purposes use DE11 7AF.

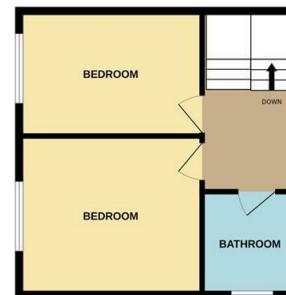
GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
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Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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