Fletcher & Company

7 Old Mill Mews (Plot 3), Repton, Derby, DE65 6GQ

Price £685,000

Freehold



- Most Impressive Courtyard Development by Alexander Bruce Estates - Available End Of 2026
- Highly Sought after Village Location in Repton
- Early Opportunity to Reserve and Personalise
- Hall and Fitted Guest Cloakroom
- Lounge with Feature Fireplace
- Open Plan Living Kitchen with Utility off
- Master Bedroom with Dressing Area and Ensuite Shower Room
- Two Further Bedrooms and Bathroom
- Walled Garden
- Driveway and Garage





Summary

Fletcher & Company are delighted to welcome Alexander Bruce Estates to the village of Repton with another prime courtyard development of 6 homes which are under construction and available for early reservation / purchase. Alexander Bruce have an envious reputation for developing within conservation areas and restoring listed buildings. They are a multi-award winning well-renowned developer of prestigious courtyards and the availability of this latest courtyard is much awaited.

Located on the fringe of Repton Village abutting the open countryside the courtyard has been designed sensitively to provide managed car parking arrangements. and having walled gardens which benefit from well thought out landscaping taking advantage of the suns aspect.

Plot 3 occupies a particularly pleasant plot tucked away to the rear of this exclusive courtyard. Wonderfully appointed accommodation with oak doors with quality ironmongery throughout and crafted window furniture and also benefits from brand new double glazing and French doors and comprises entrance hall, fitted guest cloakroom, dual aspect lounge with feature fireplace, open plan living kitchen with lounge/dining area, high spec fitted kitchen and separate utility room. The property benefits from a driveway and garage.

The property also has a 10 year warranty.

THIS PLOT IS AVAILABLE ON A PRESALE/TURNKEY BASIS. EARLY RESERVATION WELCOMED. PERSONALISE FIXTURES AND FITTINGS WHERE POSSIBLE.

F&C

The Location

The village of Repton is famous for its historic public school as well as the feeder school of Repton Preparatory in neighbouring Milton. The village itself has some charming, period architecture and an excellent range of amenities including extremely popular pubs/restaurants, village shop, butchers, gym/swimming pool, Springfield primary and St Wystan's school. The neighbouring village of Willington combines to offer a further range of amenities including canal side walks along the Trent and Mersey canal, further popular pubs as well as a train station and a further range of amenities. Repton is highly convenient for easy access to Derby, Nottingham and Burton upon Trent. Major employers in the area include Rolls Royce, Toyota and JCB. There are excellent major transport links nearby including the A50 and A38 as well as easy access to East Midlands airport.

Accommodation

Ground Floor

With air source heat pump providing underfloor heating throughout the ground floor.

Entrance Hall

With a choice of oak flooring, tiling or LVT flooring and an oak staircase.

Fitted Guest Cloakroom

With Villeroy and Boch sanitaryware and ceramic tiling.

Living Room

19'6" x 11'9" (5.94m x 3.58m)
With two oak beams and woodburner.

Living Kitchen/Dining Room

23'9" x 17'0" (7.24m x 5.18m)
With Owen Williams kitchen, quartz worktops and ceramic tiling.

Utility Room

12'0" x 5'0" (3.66m x 1.52m)

First Floor Landing

With hot water radiators throughout the first floor accommodation.

Bedroom One

13'0" x 11'9" (3.96m x 3.58m)

En-Suite

7'3" x 6'9" (2.21m x 2.06m)
With Villeroy and Boch sanitaryware and ceramic tiling.

Bedroom Two

12'0" x 11'9" (3.66m x 3.58m)

Bedroom Three

12'0" x 7'0" (3.66m x 2.13m)

Bathroom

8'9" x 6'8" (2.67m x 2.03m)
With Villeroy and Boch sanitaryware and ceramic tiling.

Outside

With walled garden to rear with paved patio, driveway, car port and garage. The property also benefits from clay roof tiles and metal rainwater goods.

Garage
19'6" x 9'9" (5.94m x 2.97m)

Council Tax Band

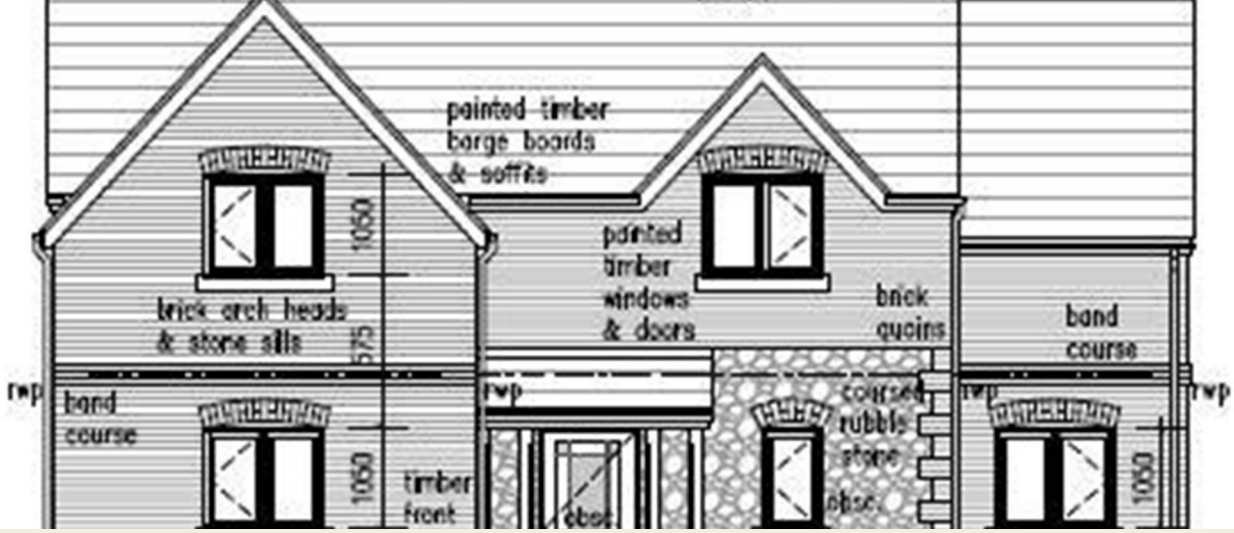
Estate Charge
The property is subject an estate charge for the upkeep/maintenance of the communal courtyard. Amount to be confirmed.



Ground floor



First floor





Elevation

100

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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Tenure: Freehold