

Wysteria Cottage, Askew Grove, Repton, DE65 6GJ

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Enjoying a secluded position in the popular village of Repton is Wysteria Cottage, a contemporary detached home offering deceptively spacious interiors, three double bedrooms and the benefit of no onward chain. Built in 2012, this attractive cottage style home enjoys a secluded setting on a private lane, and offers an ideal opportunity for downsizers, a couple or a young family looking to be part of this thriving village community. The interiors comprise entrance hall, spacious lounge, open plan dining kitchen, utility cupboard and cloakroom to the ground floor, with three bedrooms, a master en suite and refitted shower room to the first floor. Two of the bedrooms also benefit from fitted wardrobes. Outside, a safely enclosed rear garden offers space for outdoor entertaining and there are two allocated parking spaces to a private driveway to the side.

Wysteria Cottage lies a few minutes walk from the centre of Repton, a desirable village famed for its independent school of the same name. This historic village is home to an excellent range of amenities including a post office, local shops, a butchers and several pubs, nestled within streets lined with stunning character townhouses and historic buildings. The village is well known for its excellent schooling, having St Wystans Preparatory and Repton Primary School within walking distance from the property. Conveniently placed for travel along local commuter routes, the A38 is just three miles distance, the M42 is eight miles away and the M1 is fifteen miles away. There are excellent public transport links via both a regular bus service and from Willington Train Station (just over a mile away) with reliable links to various city centres including Birmingham and Derby.

- **Attractive Detached Home**
- **Offered with No Upward Chain**
- **Desirable Village Location**
- **Spacious Lounge**
- **Open Plan Dining Kitchen**
- **Reception Hall, Utility Cpd & Cloakroom**
- **Three Good Sized Bedrooms**
- **Master En Suite & Refitted Shower Room**
- **Secluded Rear Garden**
- **Parking for Two Vehicles**
- **Mains Gas Central Heating & Double Glazed Windows**
- **Sought After Location**
- **Well Placed for Commuter Routes, Local Amenities & Schools**

The front door opens into:

Reception Hall
With oak flooring, staircase rising to the first floor with storage beneath and doors into the **Cloakroom** and a useful **Utility Cupboard** housing the wall mounted boiler and space for a washing machine. A door leads into:

Lounge 4.4 x 4.4m (approx. 14'6 x 14'6)
A spacious lounge having oak flooring and two windows to the front

Open Plan Dining Kitchen 7.0 x 3.6m (approx. 23'0 x 11'8)
The **Kitchen** is fitted with a range of wall and base units having rolltop work surfaces, housing an inset sink with side drainer and integral appliances including dishwasher, oven, gas hob and fridge freezer. There is a breakfast bar to one side and a window overlooks the rear garden. Oak flooring extends into the **Dining Area** where two sets of double doors open out to the rear

Cloakroom
Comprising pedestal wash basin and WC, with tiled splash backs











Stairs rise to the **First Floor Landing**, where doors open into:

Master Bedroom 4.6 x 3.5m (approx. 15'2 x 11'6)
A spacious double room having skylights with fitted blinds, a double fitted wardrobe and private use of:

En Suite
Comprising pedestal wash basin, low level WC and shower, with tiled flooring, tiled splash backs and a chrome heated towel rail

Bedroom Two 4.6 x 3.5m (approx 15'2 x 11'6)
Another good sized double room having skylights with fitted blinds and a double fitted wardrobe

Bedroom Three 3.5 x 3.3m (approx. 11'6 x 10'10)
A third double room having with fitted blinds providing plenty of natural light

Shower Room
Refitted recently with a modern suite having fitted wash basin, low level WC and oversized walk in shower, with tiled flooring, a skylight, half tiling to walls and a chrome heated towel rail







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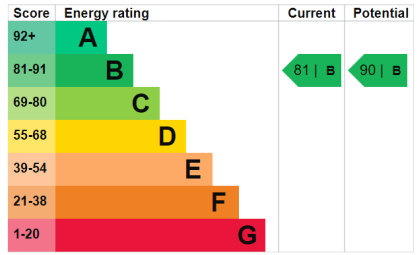


Outside

The property is accessed off Askew Grove down a private lane that services just three properties. There is parking for two vehicles to the side of the property and gated access opens into the rear garden

Gardens

The rear garden is fully enclosed and laid to a paved terrace and lawns. A timber shed is included in the sale and there is exterior lighting and a water point





General 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 contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Ph 20.10.2026