



Wysteria Cottage, Askew Grove, Repton, DE65 6GJ

Offered with the benefit of no upward chain is Wysteria Cottage, a charming detached home set close to the heart of Repton. Built in 2012, this attractive detached home forms part of a small development in this sought after village and is finished with modern interiors complemented by a traditional exterior style. 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 family bathroom to the first floor. Two of the bedrooms benefit from fitted wardrobes. Outside, low maintenance front and rear gardens offer space for outdoor entertaining and there are two allocated parking spaces to a private driveway. Wysteria Cottage is serviced by mains gas central heating and full double glazing.

Wysteria Cottage lies a short walk from the centre of Repton, a desirable village famed for its independent school of the same name. Repton is home to an excellent range of amenities including a post office, local shops, pubs, a butchers and several village inns, nestled within streets lined with stunning character townhouses and historic buildings. Conveniently placed for travel along many major roads, the A38 is just three miles distance, the M42 is eight miles away and the M1 is fifteen miles away. There are also excellent public transport links via both a regular bus service and from Willington Train Station (just over a mile away) having reliable links to various city centres including Birmingham and Derby.

- Individual Detached Village Home
- No Upward Chain
- Desirable Village Location
- Spacious Lounge
- Open Plan Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Three Good Sized Bedrooms
- En Suite & Family Bathroom
- Rear Gardens
- Parking for Two Vehicles
- Sought After Village Location

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:

Spacious Lounge 4.4 x 4.4m (approx. 14'6 x 14'6)

With oak flooring and two windows to the front aspect

Open Plan Dining Kitchen 7.0 x 3.6m (approx. 23'0 x 11'8)

The **Kitchen** is fitted with a range of wall cupboards and base units having rolltop work surfaces over, housing an inset sink with side drainer and integral appliances including dishwasher, over, gas hob and fridge freezer. there is a breakfast bar to one side and a window to the rear. Oak flooring extends into the **Dining Area** where two sets of double doors open out to the rear garden

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)
Having skylights, 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

and a double fitted wardrobe

Bedroom Three 3.5 x 3.3m (approx. 11'6 x 10'10)
Having skylights providing plenty of natural light

Family Bathroom

Comprising a modern suite having pedestal wash

basin, low level WC and bathtub with shower unit over, with tiled flooring, a skylight, fitted storage and a chrome heated towel rail



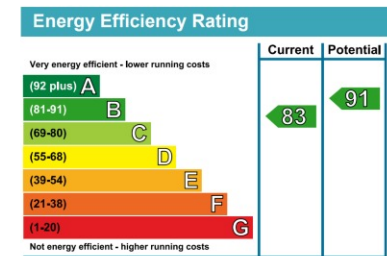
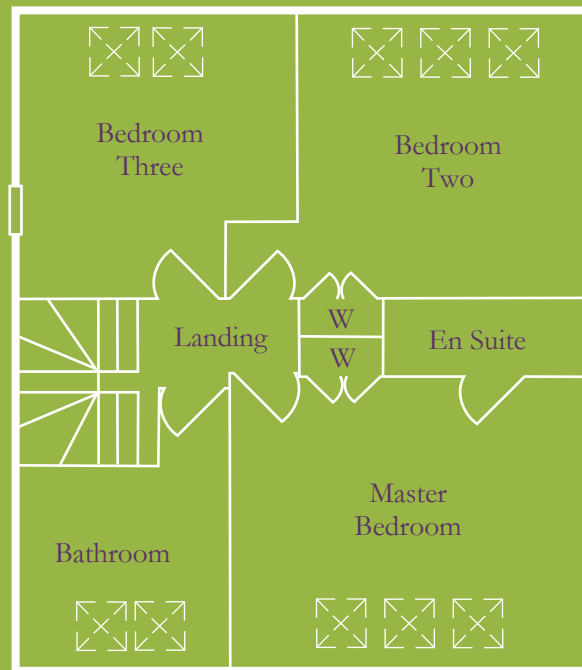
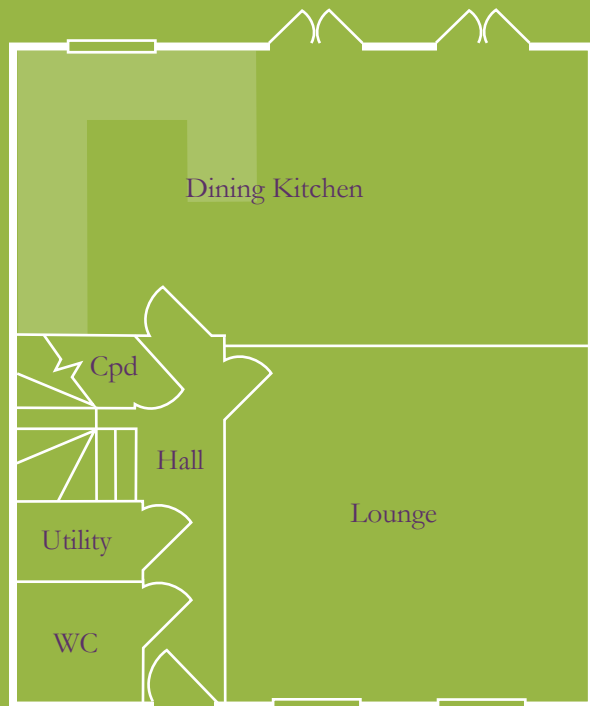


Outside

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.