

SCARGILL  
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EST. 1995



1 Mill Hill, Off Mount Pleasant Road

, Repton, DE65 6GQ

**£495,000**



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## GENERAL INFORMATION

### THE PROPERTY

Situated on the fringe of the historic, sought after village of Repton, this 4-bedroom house will appeal to people looking for a modernist, light and airy house with great views. Split level accommodation is arranged over four levels; each level reached by seven easy stairs. From the quiet cul de sac the approach is via seven shallow steps and a paved path to a front door opening into the reception hall. A door to the right leads to a cloaks lobby, WC and garage. The dining room and kitchen are slightly left and ahead. The kitchen has base and wall cabinets, granite worktops extending to a peninsular breakfast bar and a one and a half basin with tiled surrounds. Integrated appliances include a fridge/freezer, electric cooker with extractor hood and dishwasher. This area has both under-cupboard and overhead lighting. The clothes washer is within the garage and can either be plugged into an Economy 7 power point for night time use or to a Normal power point.

From the hall to the left stairs lead down to the Scandinavian-style sitting room and library/study area with a dual-aspect stove. There are two large windows and a sliding door leading to a terrace and two steps down to the garden. They are partly shady and cool in summer - great for barbecues.

Seven stairs from the hall lead to a landing off which are two good sized bedrooms and one smaller currently used as an office with a landline telephone and router connecting to broadband. Virgin broadband is available from the cable below the pavement to the front of the house. Seven stairs lead

up to a second landing off which is the Master bedroom with en suite containing bath and shower, bidet, wash basin and WC and also a family bathroom with bath and shower, wash basin and WC. From the Master bedroom there is a fine view towards Repton church and the Derbyshire Dales.

### OUTSIDE

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To the front there is off road parking and a double garage with its up and over doors, power and light.

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There is a front lawn with shrub borders to one side with a path and steps leading down to the rear garden. To the other side of the property are wide steps down to the terrace with under house storage. The terrace is a perfect place from which to enjoy the garden. There is a lawn with an abundance of shrubs and flower beds and a small pond with waterfall. A picket gate leads out onto countryside walks.

### GROUND FLOOR

#### CLOAKROOM

#### DINING KITCHEN

19'4" x 10'11" (5.9 x 3.32)

#### LOWER LEVEL

#### STUDY

18'7" x 6'11" (5.66 x 2.1)

#### LOUNGE

18'3" x 9'4" (5.56 x 2.85)

#### FIRST FLOOR

## **BEDROOM TWO**

8'7" x 10'10" (2.61 x 3.3)

## **BEDROOM THREE**

10'0" x 10'6" (3.04 x 3.2)

## **BEDROOM FOUR**

7'3" x 8'7" (2.21 x 2.62)

## **SECOND FLOOR**

## **PRINCIPAL BEDROOM**

13'6" x 10'9" (4.12 x 3.28)

## **EN-SUITE BATHROOM**

## **FAMILY BATHROOM**

## **OUTSIDE.**

## **DOUBLE GARAGE**

18'2" x 16'9" (5.54 x 5.1)

## **TENURE**

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## **COUNCIL TAX BAND**

South Derbyshire District Council - Band E

## **AGENTS NOTE**

We advise all potential buyers to ensure they have read the environmental website with regards flood defence in the area.

## **VIEWING**

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/JLW 05/2023)/A

## **CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



## Road Map



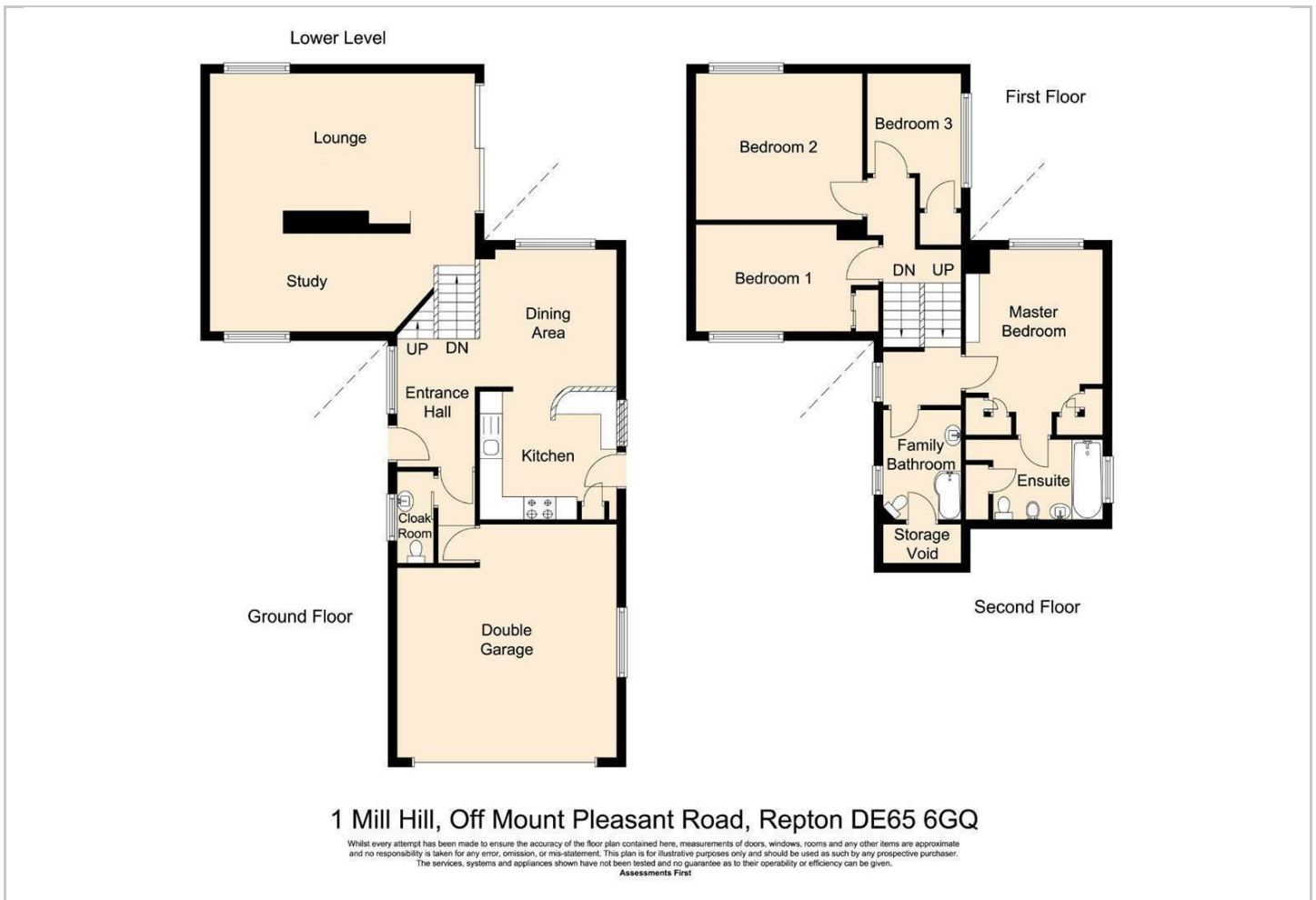
## Hybrid Map



## Terrain Map



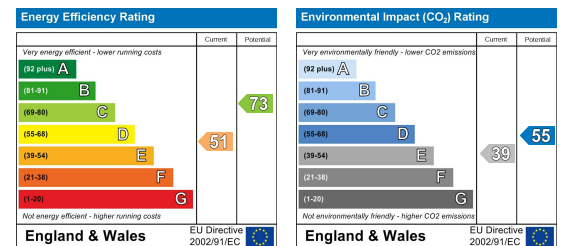
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.