

Burton Road

Repton, Derby, DE65 6FN

John
German





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£780,000

A fabulous home in a stunning non estate location with open views front and rear, standing on a fantastic 0.25 acre garden plot with a large expanse of driveway. Highlights include reception hall, two reception rooms, large dining kitchen plus conservatory/garden room, four bedrooms, bathroom and additional shower room.



Standing in a fabulous location on the fringes of Repton, famous for its school, with a beautiful church, three popular pubs, a village store and primary school. This wonderful home offers a fantastic opportunity for a purchaser to enjoy lovely open views to both front and rear.

Set behind a large expanse of driveway providing plenty of off road parking and giving access to the garage, with an established front garden.

The front door opens into a welcoming reception hallway having a spacious feel with fitted cupboards and seating, and stairs and doors leading off.

The lounge is a room of generous proportions with a fire surround and stove providing the focal point, window framing views to front and French doors opening into a garden room/conservatory, perfect for enjoying views across the rear garden.

Across the hallway is a good size formal dining room/sitting room or work from home office/study with window framing views to front.

The heart of the house is a spacious kitchen/diner, fitted with a range of base and eye level units with work surfaces over, a matching centre island, space for a range style cooker, plenty of space for a good size dining table and window and French doors opening out to the rear garden.

Off the kitchen is a useful utility room with additional appliance space and window to side.

Completing the ground floor accommodation is the shower room/guest WC fitted with a shower cubicle, WC and wash hand basin together with a useful understairs storage alcove.

To the first floor, the feature stairwell with views across the rear garden leads to the landing having doors off to four double bedrooms.

The master is a superb room with fitted wardrobes and a dual aspect, perfect for enjoying those far-reaching views both front and rear.

Bedrooms two, three and four share a spacious family bathroom with panelled bath, separate shower cubicle, twin wash hand basins and WC. There is also a useful built in storage cupboard.

Outside to the rear, the garden is generously sized with a paved terrace ideal for outside dining and a further gravelled seating area at the top of the garden with fantastic views beyond. The garden also features a mature tree and side entrance via gate.

Repton itself offers a wonderful village location, well served with three popular pubs, village store, doctors, dentist and is famous for its private school. Rail links are provided by a train station in the neighbouring village of Willington with additional services from Derby and the cathedral city of Lichfield. The property also has excellent transport links provided by the A38, A50, M1 and M6.

Note: Some of the external photos were taken by the seller during the summer months.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/16012025

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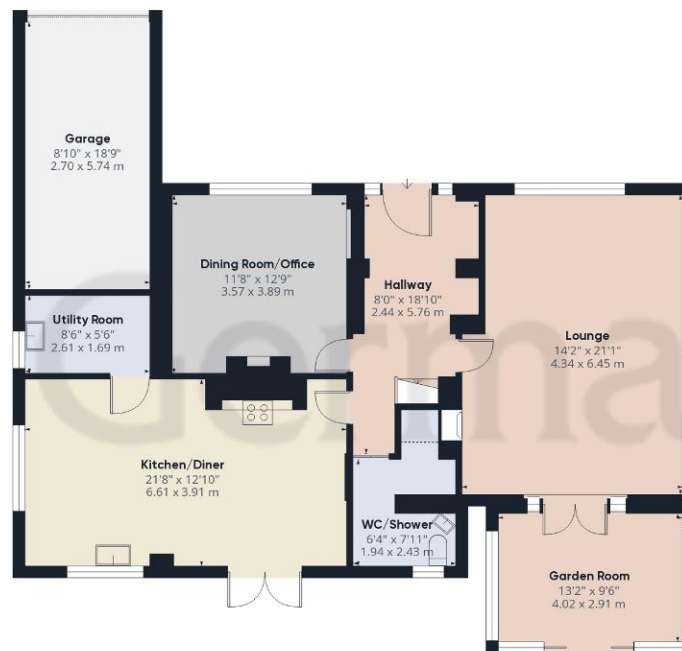




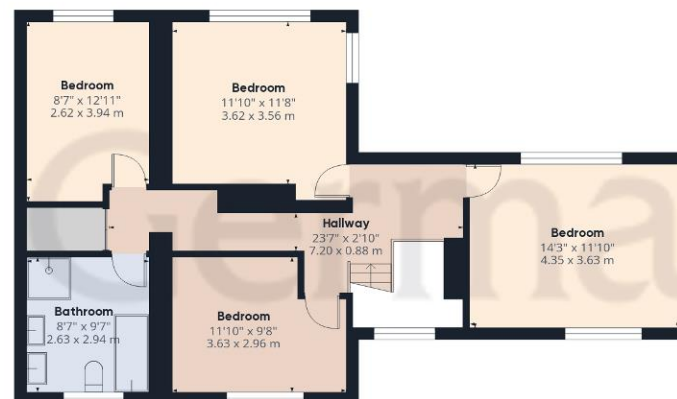








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1989.92 ft²

184.87 m²

Reduced headroom

5.9 ft²

0.55 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

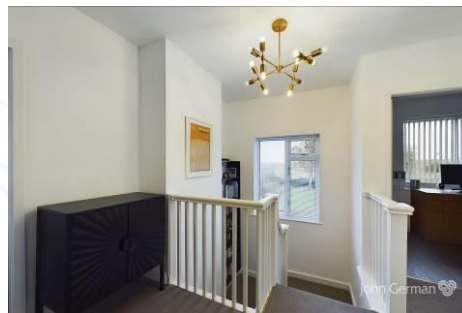
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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