

Burton Road

Repton, Derby, DE65 6FN

John
German





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£850,000

A spacious, executive detached home on a 0.28 acre plot in this sought-after village. Offering over 2,500 sq. ft. of living space, it's ideally located close to local amenities and the prestigious Repton School.

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Enjoying a superb position on the edge of the historic village of Repton, renowned for its prestigious school and wonderful village location. The village itself offers a charming mix of amenities including a village shop, primary school, post office, butchers, three well-loved pubs and a beautiful parish church, all contributing to a welcoming and vibrant community feel. It is well placed for the nearby A50 and A38 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

Set behind a generous sweeping driveway, the spacious drive provides ample off-road parking for multiple vehicles and is flanked by neat hedging for privacy and a mature lawn area with established trees. The garage sits to the left hand side of the home and is equipped with power and lighting throughout.

The property is entered through the front oak door which opens up into the porch, an internal door then leads to an entrance hallway. The grand hallway has stairs leading to the first floor and gives access to the main living areas of the home.

To the right of the home, you will find the spacious, triple aspect living room, with a charming fireplace. Adjacent to the living room is the formal dining room, which is a generous size and can fit an 8 seater dining table. Following on from the dining room, through sliding doors is the conservatory which is a brilliant reception space to relax and overlooks the rear garden.

The kitchen is fitted with matching wall and base units with worktops above, eye level oven, four ring gas hob, integrated microwave, two inset stainless steel sinks, integrated dishwasher and door leading to spacious utility. The utility room hides the white goods and has space for a tumble dryer and plumbing for a washing machine. The sellers have fitted built in furniture for storage, whilst allowing space for a free standing fridge freezer. The integral garage can also be accessed from the utility.

Off the left hand side of the hallway, the home has a useful home office. This space is very versatile and could be used as a play room, games room etc. To finish the ground floor accommodation, the property offers a downstairs w/c with wash hand basin.

To the first floor, the property benefits from four spacious bedrooms, three of the four bedrooms are a good enough size to fit a double bed and ample bedroom furniture. The pick of the four bedrooms has to be the master suite, fitted with built in wardrobes and having access to its own en suite that includes a shower cubicle, w/c and wash hand basin. The other three bedrooms share a family bathroom, which is fitted with a bath tub, shower cubicle, wash hand basin and w/c.

The property features a generous sized and well-established rear garden that have been immaculately maintained and cared for. To the rear is a paved patio, accessed via the conservatory and utility - perfect for outdoor dining. Beyond the patio, a generous lawn is framed by mature trees and shrubs, offering a private and picturesque garden setting. The garden enjoys not being particularly overlooked by neighbouring properties.

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: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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 G

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

Our Ref: JGA/06052025

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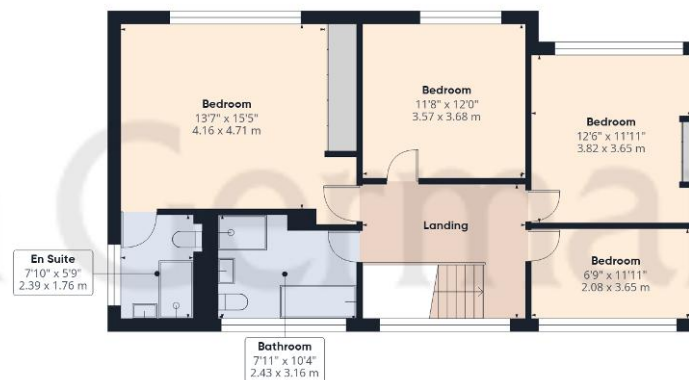


Ground Floor

Approximate total area⁽¹⁾

2639 ft²

245.2 m²



Floor 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

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 | | 75 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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