

Fletcher & Company

7 Tithe Barn Gardens, Repton, Derby, DE65 6SL

Offers Around £799,950

Freehold



- Stunning Cameron-Built Detached Double Fronted Former Show Home
- Beautifully Appointed Throughout
- Multiple Upgrades Internally
- Extremely Spacious & Well Proportioned Accommodation
- Extensive Driveway & Detached Double Garage
- Impressive Entrance Hall, Fitted Guest Cloakroom
- Superb Open Plan Living Kitchen with Utility off
- Separate Dining Room & Formal Lounge
- Five Bedrooms, Two En-Suites & Principal Bathroom
- Fabulous Private Walled Garden





Summary

Stunning Cameron-built former show home occupying a highly desirable location in the sought-after village of Repton.

This is a fabulous opportunity to acquire a recently constructed five bedroom detached residence built by Cameron Homes to the Kelmscott Design. The property features a most attractive double fronted appearance with a partly rendered and brick elevation incorporating two box bay windows, set back behind a well established lawned fore-garden with attractive wrought iron railings.

Adjacent to the property is an extensive block paved driveway providing parking for at least four vehicles and access to the detached double garage.

To the rear of the property is a fabulous, completely private, walled garden with extensive terrace/patio and raised wood-edged borders containing plants and shrubs.

Internally, we would point out there has been multiple upgrades to this house by the builder, superbly appointed throughout with a particularly high specification.

The property further benefits from a Visonic intruder alarm and ZipVision Pro (Version 2) cameras around the exterior and in brief, the accommodation comprises entrance hall with staircase to the first floor, fitted guest cloakroom, formal lounge with feature fireplace, separate dining room, study and superb open plan living kitchen with high specification fittings including Quartz worktops and integrated appliances, as well as bi-fold doors opening onto the private rear garden with a utility room off. The first floor feature landing leads to a master bedroom with en-suite shower room, two double bedrooms share a Jack and Jill en-suite shower room, two further double bedrooms and principal bathroom.

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The Location

Repton has long been one of South Derbyshire's most popular villages, noted for its schooling, Repton Prep and charming architecture. The location also benefits from a reputable primary school and a selection of amenities within the village including shops, restaurants and noted public houses.

The property is located close to neighbouring Willington which boasts a further range of amenities and a train station. Repton is highly convenient for commuting to both Derby and Burton-upon-Trent and excellent transport links include the A38 and A50.

Accommodation

Ground Floor

Impressive Entrance Hall

12'3" x 10'10" (3.74 x 3.32)

Panelled and double glazed entrance door with double glazed side lights provides access into the impressive entrance hall with feature tiled floor, central heating radiator, recessed ceiling spotlighting, useful under-stairs storage cupboard, staircase leading to the first floor with feature balustrade and doors to the formal lounge, study, stunning living kitchen/dining room and fitted guest cloakroom.

Fitted Guest Cloakroom

6'2" x 3'5" (1.89 x 1.06)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, central heating radiator, recessed ceiling spotlighting and continuation of the feature tiled floor.

Formal Lounge

19'5" x 11'8" (5.92 x 3.57)

With a feature fireplace incorporating exposed brick recess and tiled hearth with log burner, two central heating radiators, recessed ceiling spotlighting and two double glazed windows to the side with matching box bay window to the front.



Study

11'5" x 11'5" (3.50 x 3.50)

With central heating radiator and double glazed box bay window to the front.



Stunning Open Plan Living Kitchen



Living/Dining Area

19'8" x 13'10" (6.01 x 4.22)

A spacious living/dining area with feature tiled floor and double glazed bi-fold doors opening onto the stunning private walled landscaped garden.



Kitchen Area

11'10" x 10'4" (3.62 x 3.16)

With feature Quartz worktops extending to the breakfast bar with matching upstands, inset one and a quarter stainless steel sink unit, stylish stone effect fitted base cupboards and drawers with complementary wall mounted cupboards, inset five plate Neff gas hob with extractor hood over, built-in Neff double oven and microwave, integrated fridge/freezer, wine fridge and dishwasher, recessed ceiling spotlighting, double glazed window to the rear and door to the utility room.



Utility Room

7'9" x 6'3" (2.37 x 1.93)

With the continuation of Quartz worktops and matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards, appliance spaces suitable for a washing machine and tumble dryer, wall mounted gas-fired boiler, recessed ceiling spotlighting, central heating radiator and panelled and double glazed door to the side.

Dining Room

11'8" x 10'7" (3.57 x 3.23)

With central heating radiator, continuation of the feature tiled floor and double glazed window to the side with matching French doors opening onto the garden.



First Floor

Feature Landing

Feature galleried landing with the continuation of the balustrade, central heating radiator, access to loft space, airing cupboard housing the hot water cylinder, double glazed window to the front and doors to five bedrooms and principal bathroom. Personal lift to ground floor.



Master Bedroom

14'2" x 13'9" (4.34 x 4.21)

With central heating radiator, fitted wardrobe with sliding doors, recessed ceiling spotlighting, double glazed window to the rear and door to the well-appointed en-suite shower room.



Well-Appointed En-Suite Shower Room

7'4" x 5'2" (2.24 x 1.60)

Fully tiled with a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle with Aquasalisa shower, chrome towel radiator and recessed ceiling spotlighting.



Bedroom Two

12'11" x 11'9" (3.94 x 3.59)

With central heating radiator, fitted wardrobe, recessed ceiling spotlighting, double glazed window to the rear and door to the Jack and Jill en-suite shower room.



Jack and Jill Shower Room

11'2" x 4'9" (3.42 x 1.47)

With a stylish suite comprising low flush WC, half pedestal wash handbasin, double shower cubicle with integrated shower, central heating radiator, recessed ceiling spotlighting, double glazed window to the side and door to bedroom three.



Bedroom Three

12'0" x 9'5" (3.66 x 2.89)

With central heating radiator and double glazed window to the front.



Bedroom Four

12'1" x 9'9" (3.70 x 2.98)

With central heating radiator and double glazed window to the front.



Bedroom Five

10'9" x 9'7" (3.30 x 2.94)

With central heating radiator, fitted wardrobe, recessed ceiling spotlighting and double glazed window to the rear.



Principal Bathroom

8'6" x 6'6" (2.61 x 2.00)

Partly tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath, shower cubicle with integrated shower, central heating radiator, recessed ceiling spotlighting, shaver point and double glazed window to the side.



Outside

Front Garden

The property occupies a particularly pleasant corner plot set back behind wrought iron railings incorporating a hand gate, feature artificial lawn, block paved pathway and wood-chipped borders containing plants and shrubs.

Side Garden

The garden continues to the side of the property featuring a pathway, further artificial lawn and hedging.

Fabulous Low Maintenance Private Garden

To the rear of the property is a fabulous, private, low maintenance walled garden featuring raised wood-edged borders containing a varied selection of plants and shrubs offering a high degree of privacy and an extensive patio/outdoor dining area. The property also benefits from outdoor power, water supply, security and ornamental lighting.



Driveway

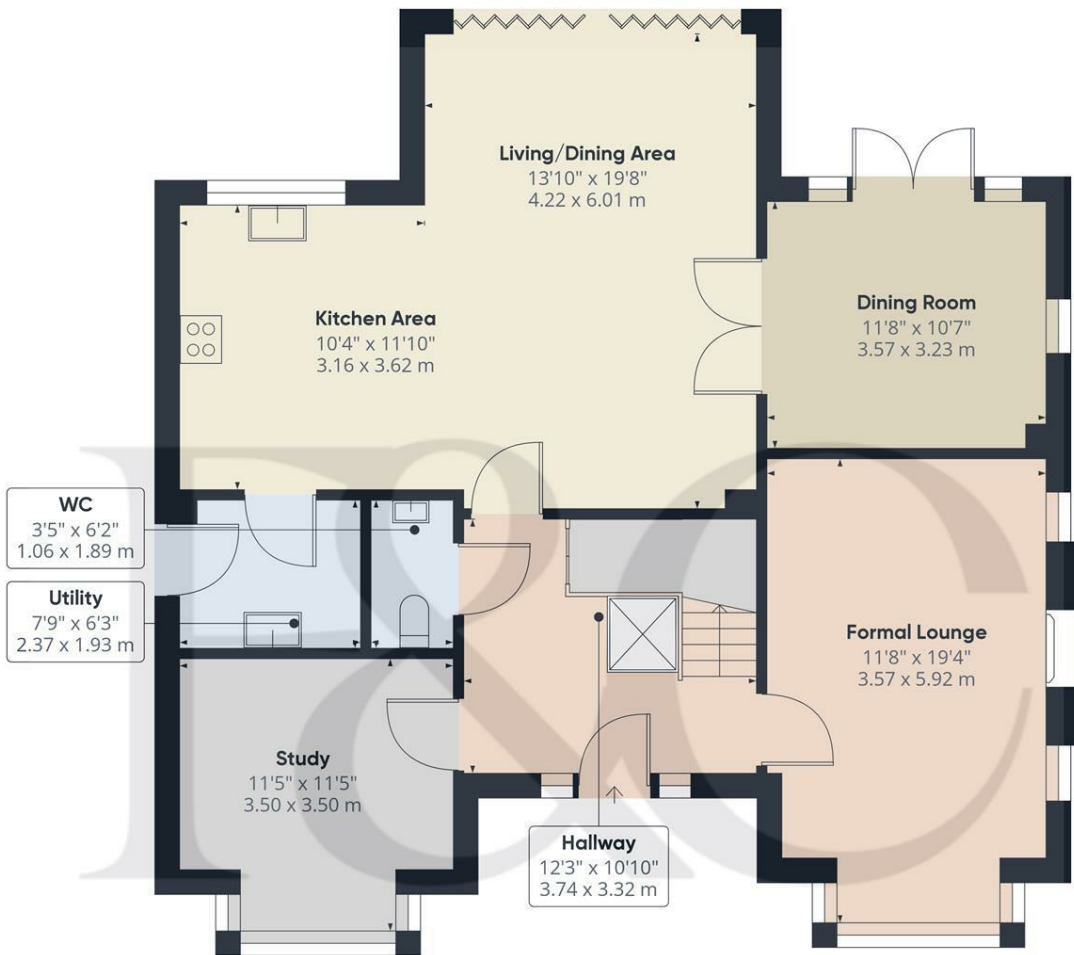
To the side of the property is an extensive block paved driveway with parking for at least four vehicles and access to the detached double garage.



Detached Double Garage

With twin up and over doors and extensive power sockets and lighting together with side door access to the garden.

Council Tax Band G - South Derbyshire



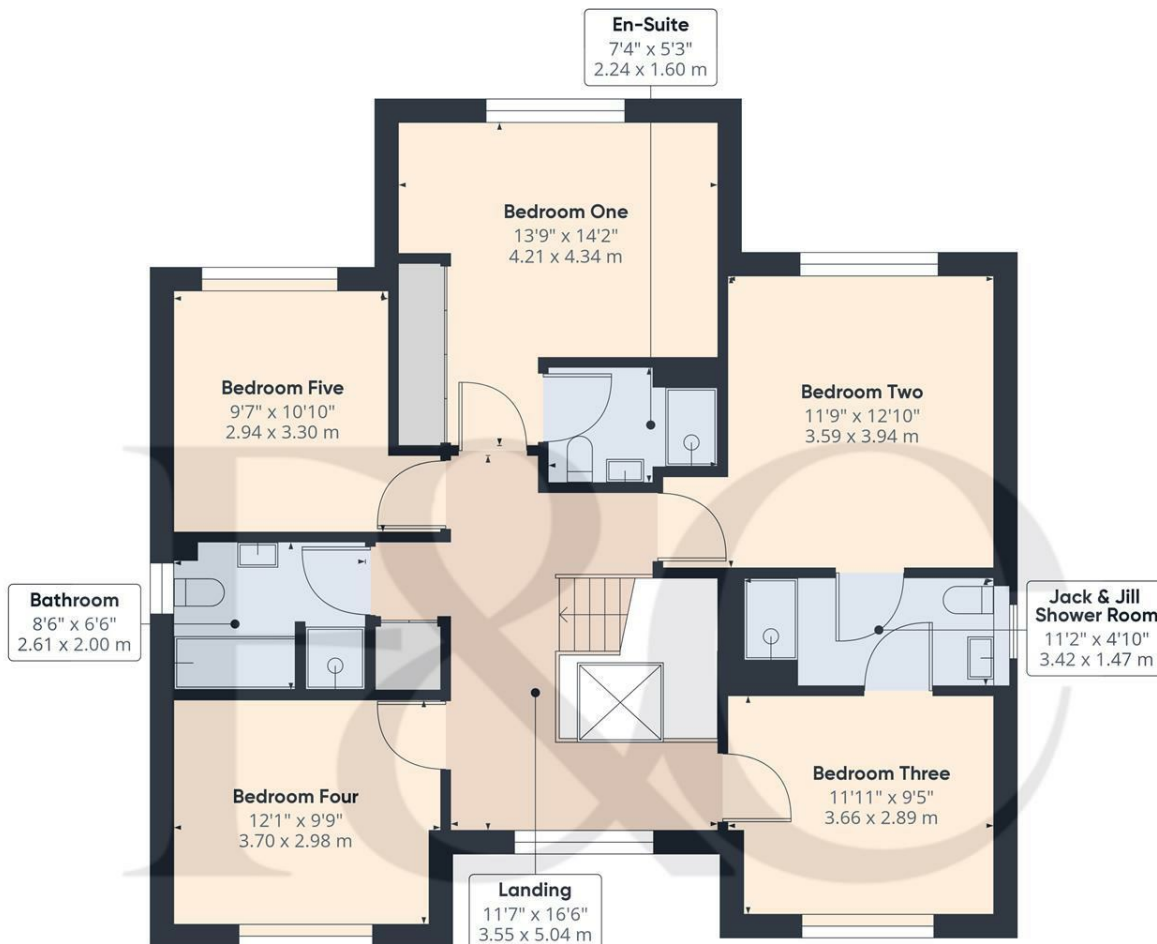
Floor 0

Approximate total area⁽¹⁾
1101.66 ft²
102.35 m²

(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.

GIRAFFE 360



Floor 1

Approximate total area⁽¹⁾
972.97 ft²
90.39 m²

(1) Excluding balconies and terraces

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Council Tax Band: G
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	