



Burton Road, Repton, Derby



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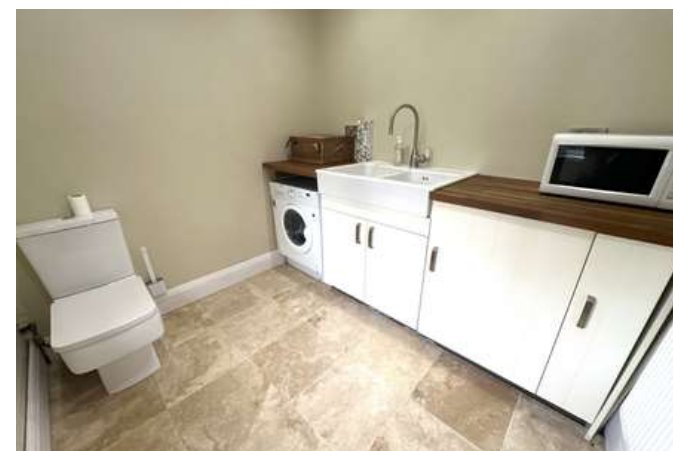
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Guide price £400,000



Key Features

- Delightful Character Cottage
- Centrally Located Within Village
- Beautifully Refurbished Throughout
- Retaining Great Charm & Character
- Two Fabulous Reception Rooms Both With Log Burners
- Bespoke Kitchen
- EPC rating D
- Freehold





Situated within the heart of this highly regarded and historic village this lovely characterful, substantial cottage residence provides a wealth of family accommodation and living space, and whilst has been thoroughly refurbished throughout retains lots of character. In brief the accommodation comprises: - entrance hall, secondary entrance hall with lobby and cellar off, impressive front sitting room with log burner, rear sitting room with log burner, handmade solid pine kitchen, lobby and utility/cloak room. On the first floor a landing leads to two double bedrooms, one with en-suite shower room and one full en-suite bathroom and on the second floor landing leads to a further double attic bedroom with en-suite shower room. Outside to the rear of the home are decking and seating areas, shaped lawns and evergreen borders. There is a large brick built store containing the central heating boiler.

Accommodation In Detail

Half obscure double glazed entrance door leading to:

Entrance Hall

having one central heating radiator, access electric meter cupboard, low intensity spotlights to ceiling and quarry tiled floor.

Second Hallway

having low intensity spotlights to ceiling, fitted smoke alarm, quarry tiled floor, traditional cast iron style central heating radiator and thermostatic control for central heating.

Inner Vestibule

having access to cellar (via ladder).

Front Sitting Room 4.18m x 3.58m (13'8" x 11'8")

having stripped solid oak flooring, two cast iron traditional style radiators, traditional sash window with secondary glazing and integrated shutters and feature oak fire surround with dressed brick backplate, stone hearth and inset cast iron Clearview log burner.

Impressive Rear Sitting Room 5.18m x 3.1m (17'0" x 10'2")

having solid oak stripped flooring, two cast iron traditional style central heating radiators, optical double glazed window to side elevation with built-in window seat, feature fireplace with dressed brick backplate, stone hearth and large Morso cast iron log burner and opening through to:

Lovely Irregular Shaped Kitchen 4.17m x 2.52m (13'8" x 8'4")

having bespoke solid pine kitchen units with solid oak preparatory surfaces, double Belfast sink with swan neck mixer tap, four ring electric hob with oven under, exposed beams to ceiling, low intensity spotlights to ceiling, solid oak stripped flooring and double glazed picture window to side elevation.

Inner Lobby

having Travertine tiled floor and shelved storage cupboard off.

Utility Room 2.41m x 2.17m (7'11" x 7'1")

having sealed unit double glazed window to side elevation, range of fitted ivory coloured units, double Belfast sink, solid oak preparatory surfaces, Travertine tiling to floor, one central heating radiator, low intensity spotlights to ceiling and low level push button wc.

On The First Floor

Large Impressive Landing

solid stripped oak flooring, one central heating radiator, sealed unit double glazed window overlooking the rear garden, fitted smoke alarm and dog legged staircase rising to second floor.



Master Bedroom 3.58m x 4.24m (11'8" x 13'11")

having traditional sash window to front elevation with secondary glazing and bespoke shutters, solid oak stripped flooring, coving to ceiling, feature fireplace with cast iron inset and one double central heating radiator.

En-Suite Shower Room

having suite comprising over-sized shower enclosure with thermostatically controlled shower, Travertine tiling to shower area, teardrop shaped wall mounted wash basin, traditional low level wc, solid oak stripped flooring, fitted extractor vent, low intensity spotlights to ceiling and heated chrome ladder towel radiator.

Bedroom Two 3.95m x 3.67m (13'0" x 12'0")

having sealed unit double glazed window to rear elevation, one central heating radiator, solid oak stripped flooring, feature fireplace with ornate cast iron inset, recessed shelving area, walk-in wardrobe/dressing room with range of fitted shelving and hanging and an airing cupboard off housing pressurised hot water cylinder and central heating time control.

Bathroom

having suite comprising free-standing roll top bath with chrome floor standing mixer taps together with shower attachment, low level twin flush wc, pedestal wash basin, low intensity spotlights to ceiling, access to loft space, traditional style cast iron radiator, solid oak stripped flooring and sealed unit double glazed window to side elevation.



On The Second Floor

Landing

having stripped oak flooring, low intensity spotlights to ceiling and fitted smoke alarm.

Bedroom Three

having twin Velux double glazed rooflights with integrated blinds, low intensity spotlights to ceiling, solid oak stripped flooring and one cast iron style traditional radiator.

En-Suite Shower Room

having suite comprising over-sized shower enclosure with thermostatically controlled shower, Travertine tiling to shower area, pedestal wash basin, low level wc, chrome towel radiator, solid oak stripped flooring and fitted extractor vent.

Outside

Directly to the rear of the property is a lovely private decking area which leads onto various sections of garden which feature lawned areas, evergreen shrubs and borders. There is a large useful brick built garden store which also houses the Vaillant condensing gas fired central heating boiler.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

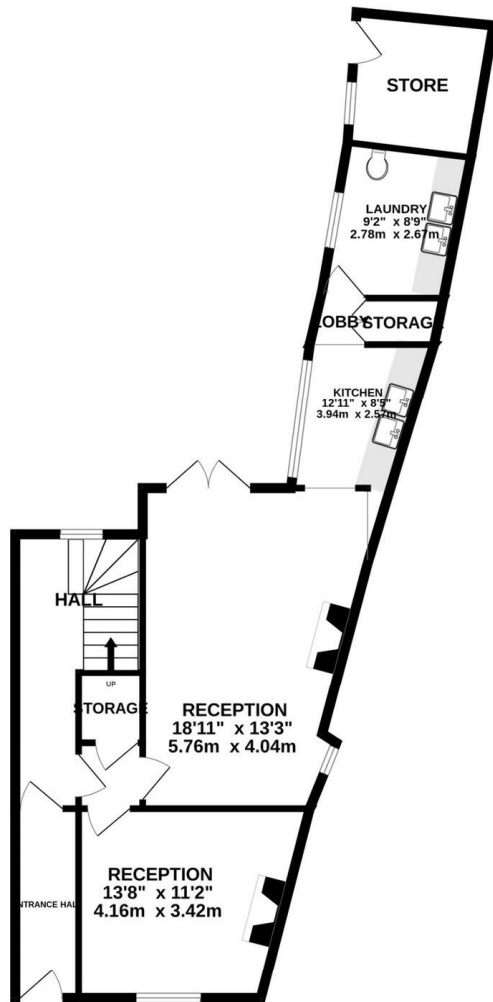
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

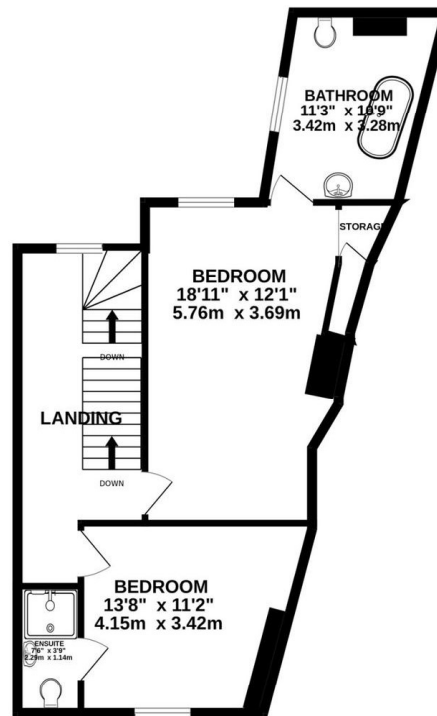
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



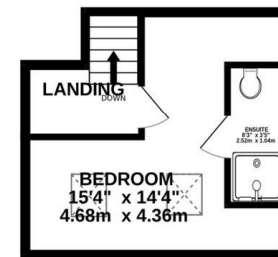
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.

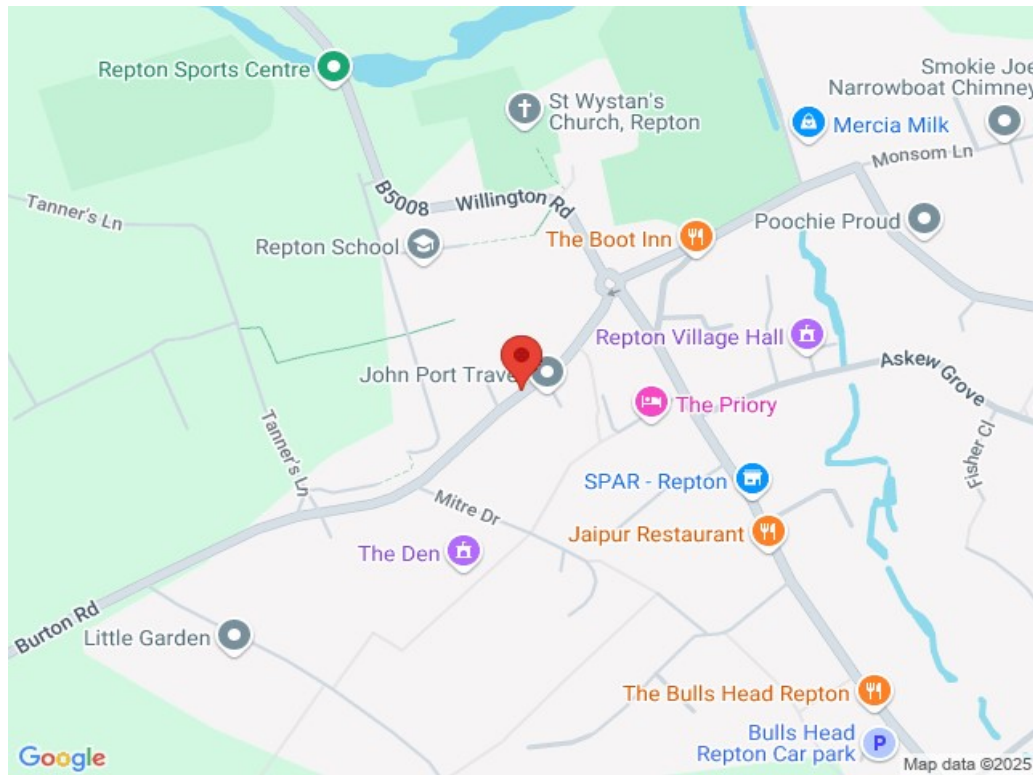


2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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