

Mercia Court

Repton, Derbyshire, DE65 6FF

John German





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£300,000 - £315,000

A superbly designed and deceptively spacious three-storey home, within walking distance of all the village amenities and fantastically located for schooling in Repton. Offering versatile accommodation with stylish contemporary finishes throughout, this impressive property combines practical modern living with characterful village views, secure gated parking and an integral garage.



Set within the heart of the highly desirable village of Repton, the property enjoys a superb location surrounded by charming period architecture, independent amenities and beautiful South Derbyshire countryside. Repton is renowned for its rich history, vibrant village atmosphere and exceptional schooling, including the prestigious Repton School. The village offers an excellent range of everyday facilities including popular pubs, restaurants, cafés, boutique shops and a thriving community feel, whilst also benefiting from excellent transport links to nearby centres such as Derby, Burton upon Trent and major road networks including the A38 and A50. Surrounded by attractive countryside walks and picturesque scenery, Repton perfectly combines village charm with modern convenience, making it one of the region's most sought-after residential locations.

A half-glazed entrance door opens into a welcoming reception hallway with staircase rising to the upper floors. To the left is a full-height bank of sleek high-gloss storage cupboards, whilst attractive tiled flooring continues underfoot. Beneath the staircase is a practical utility area with work surface space for a washing machine and tumble dryer, along with additional double cupboards above.

The ground floor also offers a highly versatile reception room/third bedroom, ideal as a guest suite or home office, featuring French doors opening onto a small courtyard. A range of high-gloss fitted cabinetry provides excellent storage and cleverly conceals a fold-down double wall bed behind bifold doors, creating a perfect multifunctional space. Completing the ground floor is a contemporary shower room fitted with a large, oversized corner shower with mains-fed shower above, WC and floating wash hand basin with tiled splashback. An internal door also provides direct access into the integral garage.

To the first floor, the property opens beautifully into an impressive open-plan living space, seamlessly combining kitchen, dining and living areas. The striking curved kitchen features contemporary high-gloss cabinetry, composite work surfaces and a comprehensive range of integrated appliances including a gas hob with extractor hood above, oven, microwave, dishwasher and fridge freezer. A feature tiled floor and mosaic-style splashbacks add further style and character.

The kitchen flows effortlessly into the dining area, offering ample space for entertaining alongside additional fitted storage and illuminated glass display shelving. The living area is a wonderfully light and spacious reception room with windows to the side elevation and central French doors opening onto a sheltered covered balcony with wrought iron balustrading, enjoying delightful rooftop and chimney pot views across the village of Repton.

The second floor provides two beautifully proportioned double bedrooms, with the principal bedroom being particularly generous in size and benefiting from fitted wardrobes together with elevated village views. Both bedrooms enjoy Jack and Jill access to the stylish family bathroom, fitted with a shaped bath with mixer tap, oversized quadrant shower enclosure with full tiling, WC, vanity unit with curved wash hand basin and wall-mounted heated towel radiator.

Externally, the property benefits from secure wrought iron electric gated shared access leading to designated resident parking, additional visitor parking and of course the integral garage with electric up-and-over door, power and lighting.

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.

The property is subject to a management charge of £660 per annum to Scargill Mann.

Property construction: Traditional

Parking: Designated and visitor

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

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

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

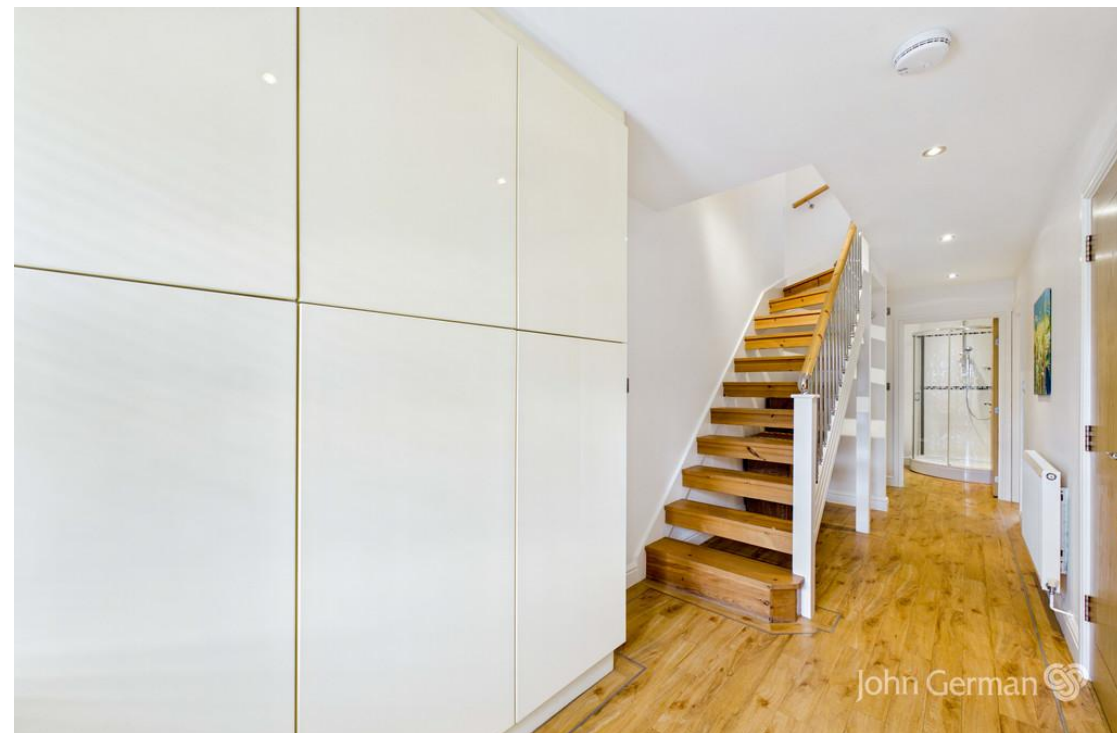
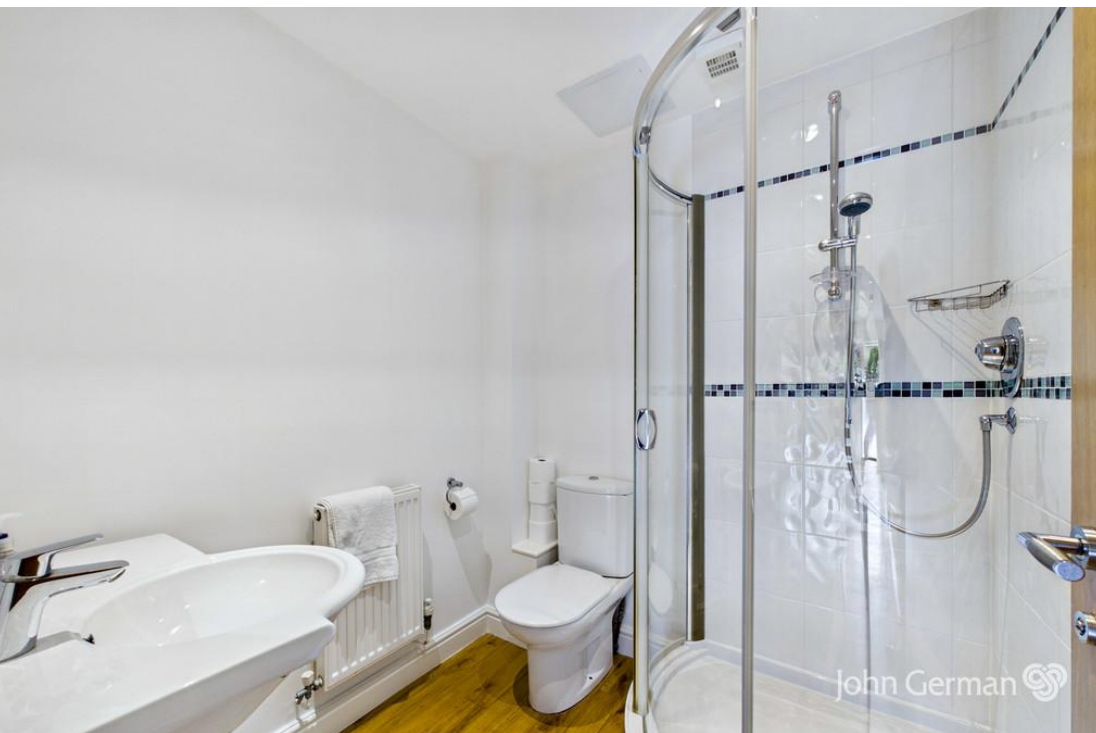
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

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

Our Ref: JGA/26052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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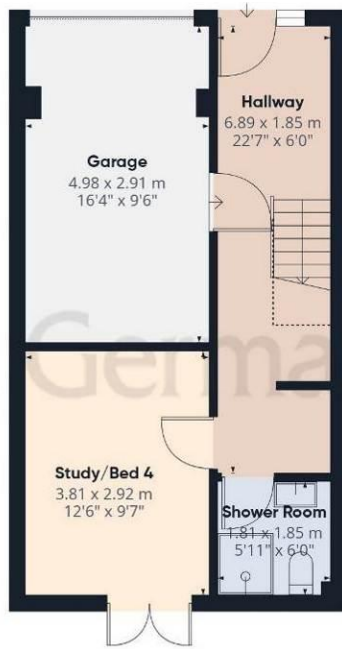


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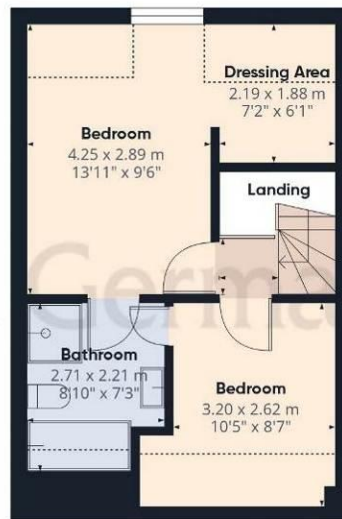




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

107.6 m²

1160 ft²

Balconies and terraces

5.8 m²

62 ft²

Reduced headroom

7.2 m²

77 ft²

(1) Excluding balconies and terraces.

Reduced headroom

 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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