



Burton Road  
Repton Derby



### Property Description

A beautifully presented and much improved three storey, three double bedroom period semi detached family home with a wealth of period features, delightful walled garden and idyllic location. The property has been sympathetically renovated to a high standard by the current vendors to include stunning re-fitted kitchen, newly fitted boiler and radiators, re-fitted luxury bathroom suite, engineered oak flooring to reception rooms, newly installed Heritage sash windows (where stated) and excellent decor throughout. In brief the accommodation comprises:-Dining room, sitting room, professionally fitted kitchen. To the first floor are two double bedrooms and to the second floor is a further double bedroom and luxury bathroom. Outside:-The property is set back from the road with feature brick double pillared entrance with a pedestrian access wrought iron gate leading to a block paved pathway leading to the front door area, barked boarders adjacent to the path and a lawned area, paving to the front door area with lighting.

To the rear, outside the side door is a stone paved area which extends out to a stone patio area to the rear, a majority brick walled garden with some fencing, the stone paved path continues down to the bottom of the garden with a shaped lawn flanked with boarders, and to the very rear is a useful brick outside store which continues to an 'L' shape for storage (could be made into an office), outside security lighting to the rear of the property.

### Area Information

Repton is famous for its public school and also provides an excellent range of amenities including St Wystans school, reputable primary school, selection of shops and reputable village inns/ restaurants including The Boot Inn (named Pub of the Year at the AA Hospitality Awards 2016). Easy access is available to Derby and Burton upon Trent as well as major employers in the area.

### Entrance

Front composite entrance door with inset double glazed panels leading to: -

### Dining Room

Having featured engineered oak flooring and UPVC double glazed Heritage sash windows to the front elevation with fitted window shutter, period style cast iron radiator, double door fronted cupboard fitted in the chimney breast recess providing storage, 2 x wall light points, coving to the ceiling, ornamental opening to the chimney breast, a further double door cupboard fitted in the opposite chimney breast recess, inner lobby having a door to useful understairs storage with hanging hooks, panelled wall and the engineered oak flooring leading to; -

### Sitting Room

Having vertical cast iron radiator, coving to the ceiling, UPVC double glazed Heritage sash window to the rear elevation with a fitted window shutter, engineered oak flooring continues through and a door giving access to the stairs to the first floor, a further door off to: -

### Kitchen

A beautiful kitchen, fitted with a range of professionally fitted by Dream Doors, having matching base and wall units, marble effect work surfaces, 5 burner gas hob, eye level electric fan assisted oven and grill, integrated fridge/freezer, the room extends out to provide a further area with single drainer enamel sink unit with period style mixer tap over, slimline integrated dishwasher and a double door fronted wall unit houses the Worcester boiler providing domestic hot water and central heating, loft access and inset spotlights to the ceiling, UPVC double glazed window, ceramic style splash backs and engineered oak flooring, half UPVC double

glazed door to the side giving access to the rear garden.

## First Floor Landing

Having feature panelling to dado height and on the stairs there is an open spindle balustrade and carpeted flooring leading the front bedroom and a further staircase to second floor: -

## Front Bedroom/Bedroom One

Having UPVC double glazed Heritage sash window with fitted window shutter to the front elevation, triple door fronted wardrobe to one side of the chimney breast and a further double door fronted wardrobe to the other side (very deep wardrobe space), walls finished with picture rails, period style cast iron radiator and carpeted flooring.

## Rear Bedroom/Bedroom Two

Having UPVC double glazed Heritage sash window with fitted window shutter to the rear giving aspect to the rear garden, period style cast iron radiator.

## Second Floor Landing

Having wood panelling leading to the rear bedroom, bedroom three and the family bathroom: -

## Family Bathroom

Having a beautiful 4 piece suite comprising of a free standing panelled bath with over bath/shower mixer tap, wash hand basin fitted to a vanity unit with storage beneath and mixer tap over, low level WC and double depth walk-in fully tiled shower cubicle with rain head and flush fitted taps and separate shower attachment, glazed shower screen, marble effect part tiled walls, period style cast iron and chrome radiator/towel rail, double glazed Velux roof light window and storage to the eaves.

## Bedroom Three

Having UPVC double glazed Heritage sash window to the front elevation with fitted

window shutters, period style cast iron radiator and carpeted flooring.

## Outside

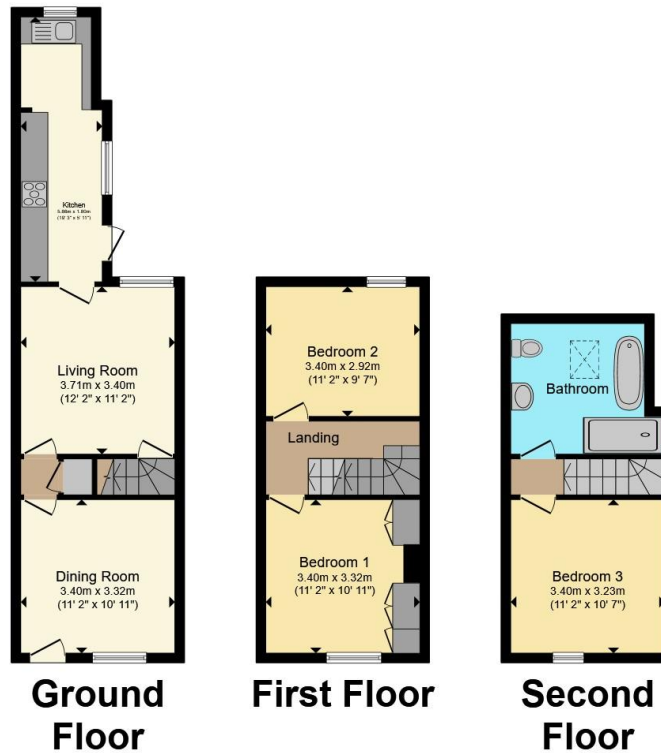
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Total floor area 89.3 m<sup>2</sup> (961 sq.ft.) approx

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Property Ref: MEL205903 - 0008

Tenure:Freehold EPC Rating: D Council Tax Band: C

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