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Tithe Barn Gardens

Repton, Derby

Offers in excess of: £700,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUEPRB HIGH SPECIFICATION HOME - This is an excellent opportunity to acquire a high-specification, five double-bedroom detached residence, built by Cameron Homes in 2021 to the sought-after 'Kelmscott' design. Formerly the show home, the property has been enhanced internally with numerous upgrades by the developer and is finished to an exceptional standard throughout, offering a particularly high level of specification.

This attractive double fronted home offers a spacious and versatile layout that in brief comprises: entrance hall with lift and staircase rising to the first floor, downstairs wc, formal lounge with feature fireplace, a separate dining room, study, utility room and a superb open-plan living kitchen fitted to a high specification, including quartz worktops, integrated appliances, and bi-fold doors opening onto the rear garden. There is also a separate utility room. Upstairs, to the first floor, the landing leads to a primary bedroom with en-suite shower room. Two further double bedrooms share a Jack and Jill en-suite, while there are two additional double bedrooms and a well-appointed family bathroom.

Outside, the property has a generous block-paved driveway, providing parking for at least four vehicles, along with access to a detached double garage. To the rear, the property enjoys a delightful, fully enclosed and private walled garden, featuring a generous terrace/patio and raised timber-edged borders planted with a variety of shrubs and plants.





## The Detail

This stunning property has been finished to an impressive specification and is of an attractive double-fronted appearance, combining part-rendered and brick elevations with two box bay windows. It is set back behind a well-established, lawned front garden, enclosed by elegant wrought-iron railings.

The property is equipped with a Visonic intruder alarm and ZipVision Pro (Version 2) external cameras.

A panelled, double-glazed entrance door opens into an impressive hallway featuring tiled flooring, recessed ceiling lighting, and a useful understairs storage cupboard. From here, doors lead to a formal lounge with an attractive fireplace, exposed brick recess and log burner, a front-facing study, and a stunning open-plan living kitchen that forms the heart of the home.

This beautifully designed space offers a spacious living and dining area with tiled flooring and bi-fold doors opening onto a private, landscaped walled garden. The contemporary kitchen is fitted with quartz worktops, a breakfast bar and a range of stylish units, complemented by integrated appliances including a Neff double oven, microwave, gas hob, fridge/freezer, wine fridge and dishwasher. A separate utility room provides additional storage and appliance space. A further reception room with French doors offers flexible accommodation, ideal as a formal dining or family room, while a guest cloakroom completes the ground floor.

Upstairs, a galleried landing leads to five well-proportioned bedrooms, including the primary bedroom with fitted wardrobes and a modern en-suite shower room. A second bedroom benefits from a Jack and Jill en-suite, while the remaining bedrooms are served by a well-appointed family bathroom. A personal lift provides convenient access to the ground floor.

Externally, the property enjoys a private, low-maintenance rear garden with patio seating areas, along with front and side gardens. An extensive block-paved driveway provides off-road parking for several vehicles and leads to a detached double garage.







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## The Location

Repton strikes a rare balance between village charm and lively local culture. You'll find a strong sense of community here, alongside some of the area's best independent spots—The Boot and The Bulls Head are both popular for wood-fired pizzas, real ales and cosy Sunday roasts. The award-winning Mulberry deli, a traditional butcher, and a well-stocked village store are all a short walk away.

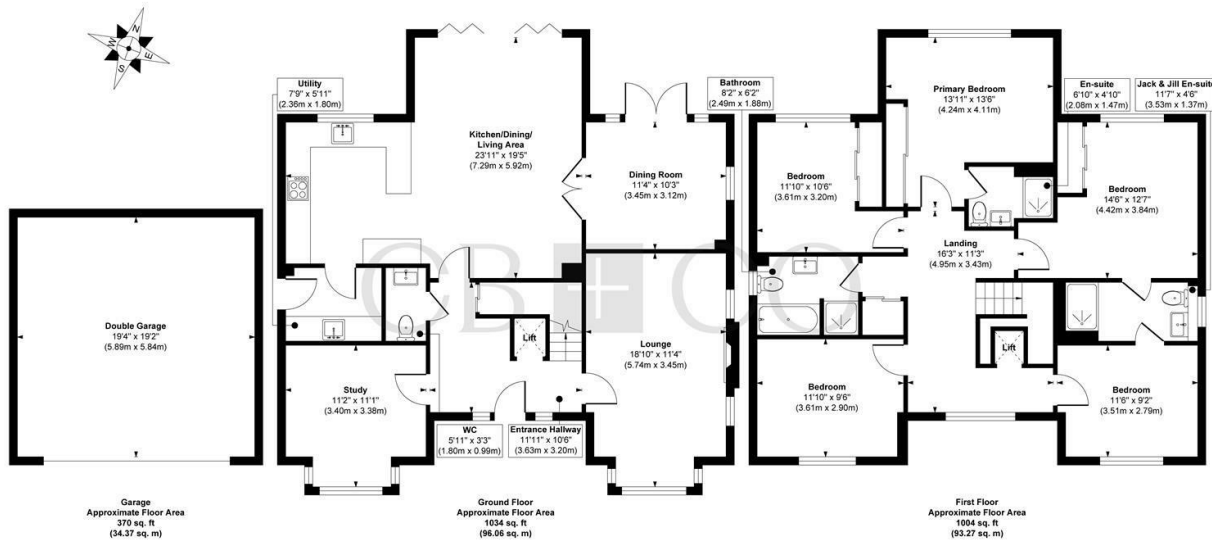
For families, Repton School offers an outstanding reputation, with local state schools also highly regarded. Countryside walks begin just down the lane, yet you're only a few minutes' drive from the A38 and A50, giving quick access to Derby, Burton, and East Midlands Airport. Whether it's commuting, countryside, or quality coffee you're after, Repton delivers.







**Tithe Barn Gardens, Repton, Derby**



**Approx. Gross Internal Floor Area 2408 sq. ft / 223.70 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Superb High Specification Modern Detached Residence
- Ex-Show Home with Stylish Contemporary Fittings
- Around 2100 Square Feet of Living Accommodation
- High Sought After Location in Historic Derbyshire Village
- Entrance Hallway with Lift, WC, Study, Lounge & Dining Room
- Stunning Contemporary Open Plan Living Kitchen & Utility Room
- Five Double Bedrooms, Two En-Suites & Bathroom
- Generous Driveway, Detached Double Garage & Landscaped Patio Style Garden
- Walking Distance to Repton's Historic School
- No Chain Involved

### Size

Approx 2408.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

G

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*Let's Talk*

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