



CURRAN BIRDS CO



Tithe Barn Gardens
Repton, Derby
Offers in excess of: £700,000



CURRAN BIRDS + CO

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.

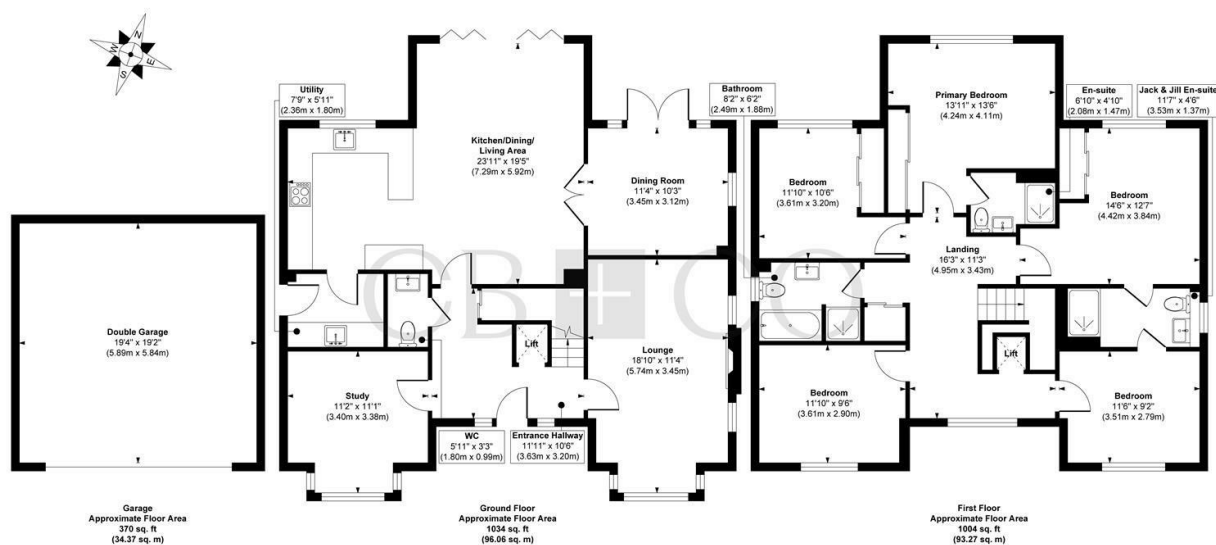
For families, Repton School offers an outstanding reputation, with local state schools also highly regarded. Countryside walks begin just down the lane, yet you're only a few minutes' drive from the A38 and A50, giving quick access to Derby, Burton, and East Midlands Airport. Whether it's commuting,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