

Burdett Way

Repton, Derby, DE65 6GA

John 
German





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£700,000

This outstanding village home features 2798sqft of accommodation including a double garage. Perfect for a large family or multi generational living with a spacious and versatile layout including 4 bedrooms, 4 bathrooms, multiple living spaces including a stunning open plan living/kitchen/dining room with log burner. On a superb corner plot with large driveway.

No upward chain.



This stunning property offers a superb home enjoying a fantastic corner plot in this well regarded village location famous for its school, together with popular pubs, village store and fantastic access to countryside walks. Repton has excellent transport links being well placed for the A38 and A50, putting the nearby centre of Nottingham, Derby, Lichfield, Birmingham all in easy reach together with East Midlands and Birmingham airport. Train services to London are available from Derby or Lichfield.

The house features a versatile layout and would suit a large family or those seeking a property that lends itself to multi generational living. It is also available with the advantage of no upward chain. Set behind a large expanse of front and side garden, and a vast block paved driveway providing plenty of off road parking and giving access to the integral double garage. The front entrance door opens into the reception hallway with staircase off to first floor and doors leading off.

The lounge is a lovely room, generous in its proportions yet with a cosy feel with fire surround providing the focal point. A window frames views across the front garden and there is plenty of space for furniture, ideal for the family to get together.

The guest WC is fitted with a close coupled WC and wash hand basin.

The highlight of the ground floor is the stunning open plan dining/kitchen/living space, perfect for entertaining. Recently upgraded and refitted, the beautiful kitchen area is equipped with base and eye level units with quartz work surfaces. With window framing views across the rear garden, there is a breakfast bar, space for a range style cooker or aga, integrated dishwasher and fridge freezer. The room has an open plan aspect through to a large dining area that enjoys a dual aspect including French doors opening out to the rear garden. The living area has a lovely cosy feel enhanced by the log burner, plenty of space for an L shape sofa and window framing views to front. A door opens through to a second entrance hallway with ground floor shower room off and a useful utility room with base and eye level units, additional appliance space and door opening out to the rear garden. Off the dining area there is also a fantastic home office/study with window framing views across the rear garden.

The main staircase leads off to a large first floor landing where there are three double bedrooms. The master is a beautiful room with walk in wardrobe and a luxurious refitted en suite shower room with glazed shower enclosure, vanity wash hand basin with lit mirror, WC and towel rail/radiator.

Bedroom two is also a substantial double with fitted wardrobes providing useful storage together

with a large en suite bathroom comprising panelled bath, pedestal wash hand basin and WC. Bedroom three is also a double with views across the rear garden, having use of a well appointed family bathroom comprising panelled bath with shower over, pedestal wash hand basin and WC.

Off the second entrance hall there is a staircase leading to an outstanding bedroom with two dormer windows, feature port hole window and fitted storage. This is currently used as a substantial home office/studio but would also make perfect annex style accommodation.

The house is set within lovely well established gardens. To the rear, there is a paved terrace ideal for outside dining and entertaining, shaped lawns and established borders. The property is situated just a short walk away from the village centre where there is a popular store, two popular pubs, church, primary school and of course Repton School.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: FTTC - 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 G

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

Our Ref: JGA/22032024

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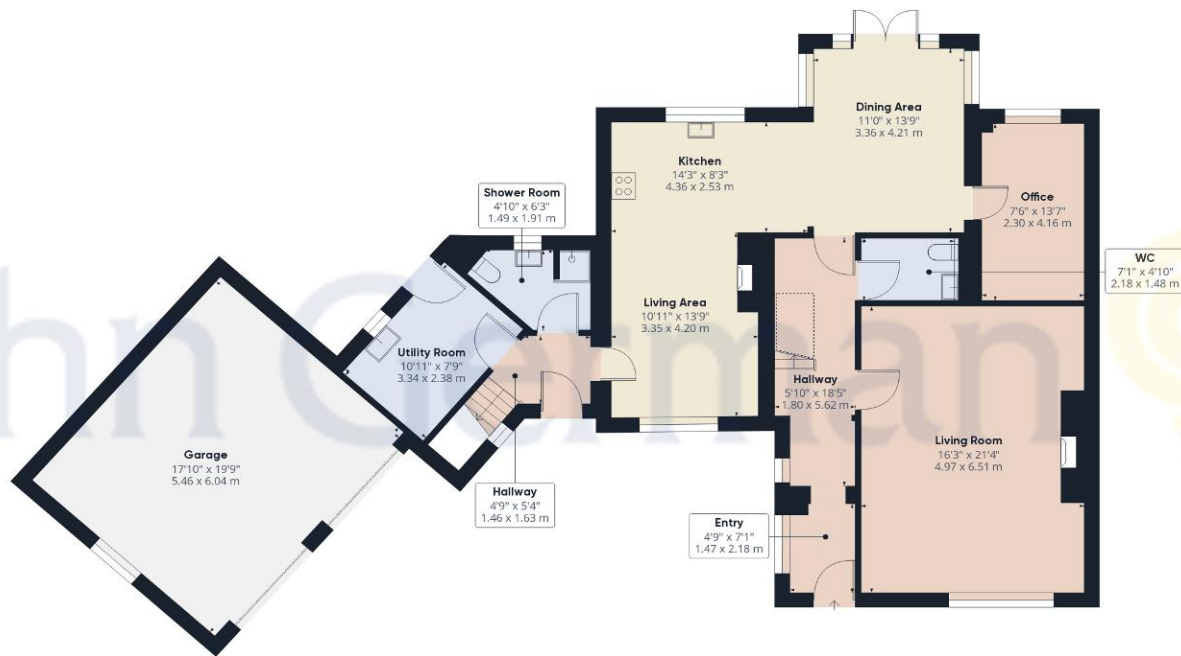












Ground Floor



Floor 1

Approximate total area⁽¹⁾

2798.89 ft²
260.03 m²

Reduced headroom

187.62 ft²
17.43 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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