

Burdett Way

Repton, Derby, DE65 6GA

John 
German





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£625,000

Fully refitted, remodelled and extended by the current owner. Finished to a very high standard with numerous design features that present an elevated look. Modern well laid out and flexible accommodation perfect for range of different buyers.

Located on a quiet cul-de-sac, the property offers a comfortable retreat with great amenities close at hand. Repton has long been one of South Derbyshire's most popular areas, noted for its schooling, Repton Prep and charming architecture. Repton also benefits from a reputable primary school and a selection of amenities within the village including shops, restaurants and public houses. The property is located close to neighbouring Willington which boasts a further range of amenities and a train station. Convenient for commuting to both Derby, Burton-upon-Trent and Nottingham via the A38 and A50.

Access to the property is via a side entrance with a recessed storm porch leading to a composite entrance door that opens into the hallway fitted with a mirror fronted cloak cupboard. Doors lead off the hall to two ground floor bedrooms, the ground floor shower room and the main living areas. Karndean flooring continues throughout the ground floor living areas with underfloor heating. Bedrooms three and four have bleached wood effect Karndean flooring and windows overlooking the front elevation with fitted shutters. Bedroom three also has fitted wardrobes.

The shower room is fitted with a luxury suite comprising concealed flush WC, ceramic washbasin set on a vanity washstand with cupboard storage and a double walk-in shower with a rain shower head and a hair shower attachment and glass screens. Extensive wall tiling, Karndean Flooring and a chrome heated towel radiator.

Completing the ground floor living space is the impressive family room which really is the heart of this home and provides plenty of living and dining space, with bi-fold doors overlooking the rear garden and a feature gas stove at the opposite end, and stairs rising to the first floor landing. The kitchen area is fitted with a range of base and eye level units with quartz worksurfaces and an inset sink with a hose mixer tap, integrated fridge and freezer, eye level oven and combination microwave oven, integrated dishwasher. A contrasting island with quartz worksurfaces extending to form a breakfast bar features a built-in wine cooler, pull up power points and an induction hob.

A courtesy door leads into the garage with a roller vehicular door and French doors into the garden. The utility room is located off the back of the garage and has been fitted with a base storage unit with worktop space over and a circular stainless steel sink. Space for appliances and a built-in boiler cupboard, window to the rear.

On the first floor stairs lead to a gallery landing with doors leading off to the bedrooms.

The master bedroom is a lovely size and features a bath underneath the window with wall mounted taps, a stone effect tiled splashback and vertical radiators on either side. There is a Velux skylight providing additional natural light. The room also boasts air conditioning and a walk-in wardrobe with hanging rails and fitted drawers. Leading off the bedroom is a dressing room or nursery with a connecting door to the Jack and Jill ensuite shower room.

The shower room is fitted with a luxury suite comprising concealed flush WC, ceramic washbasin set on a vanity washstand with cupboard storage and a double walk-in shower with a rain shower head and a hair shower attachment and glass screens. Extensive wall tiling, Karndean Flooring and a chrome heated towel radiator, a second communicating door leads into Bedroom two.

Bedroom two is an excellent double room with fitted wardrobes a skylight and a circular window overlooking the front elevation with bespoke fitted shutters.

Outside the property has a sleek render finish with plenty of exterior lighting and is set back from the road behind a low maintenance raised front garden with a block paved driveway leading long the side of the property, providing extensive parking as well as access to the garage.

The rear garden is very private and fully enclosed with clever use of hard landscaping used to create a stylish outdoor living space and outdoor lighting taking you from day to night, perfect for entertaining. The area is both very secure and requires minimal maintenance, great if you like to get away a lot. In front of the bi-fold doors is a terraced seating area with steps leading down to further gravelled seating areas with raised beds and attractive mature hedging.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request

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.

Property construction: Standard **Parking:** Off road **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

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

Broadband type: Cable

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

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

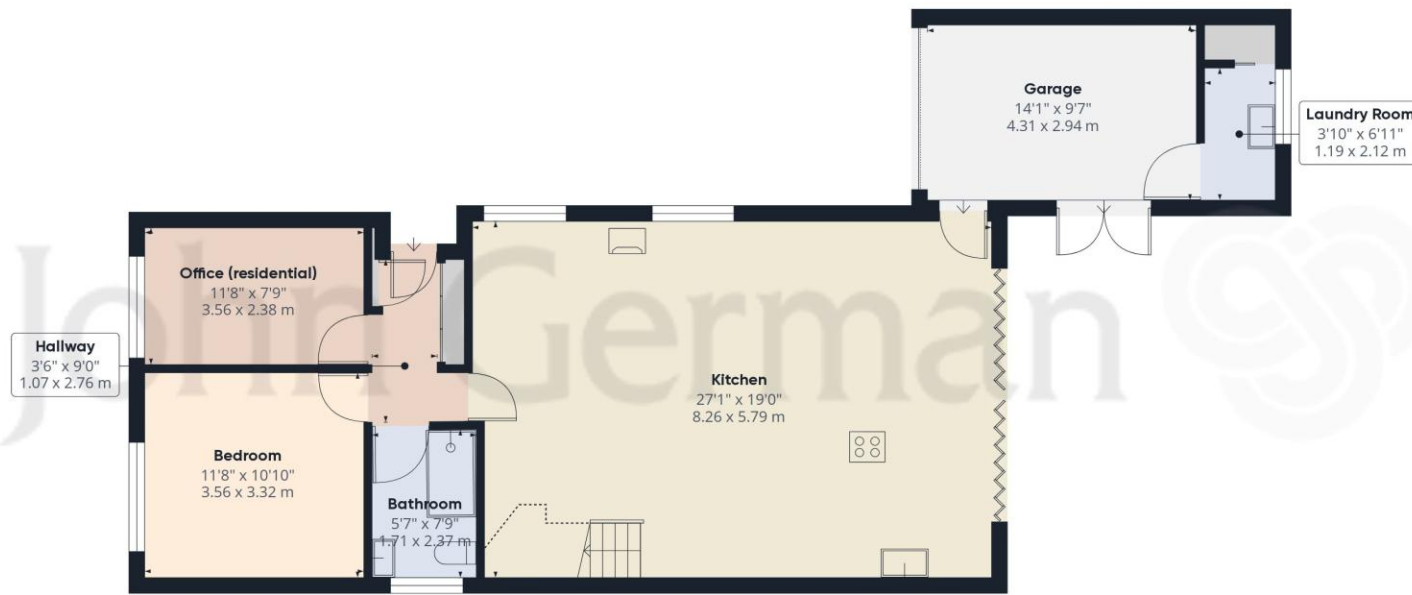
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

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

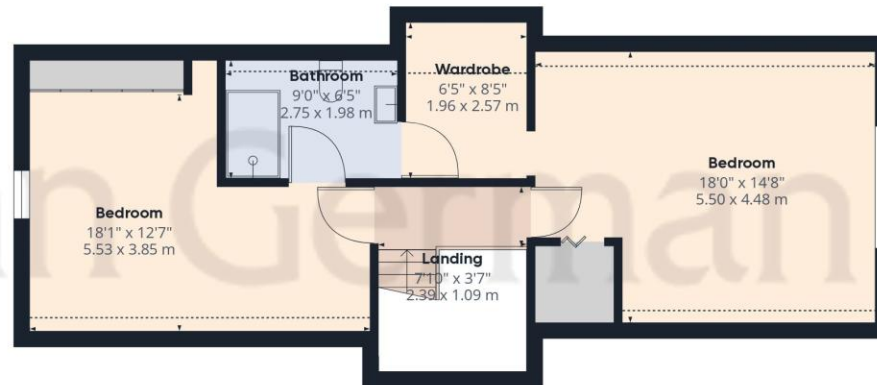
Our Ref: JGA11112024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1609.96 ft²

149.57 m²

Reduced headroom

72.3 ft²

6.72 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

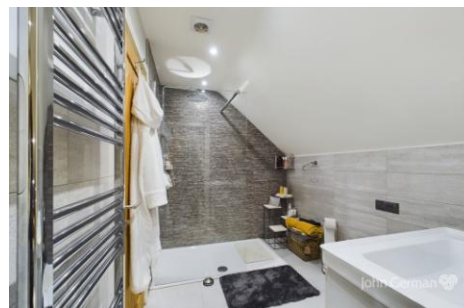
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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