



64 Burton Road

Repton

Derby

DE65 6FN

£730,000



GENERAL INFORMATION

THE PROPERTY

The residence sits on the sought-after Burton Road which offers stunning views over farmland to both the front and rear of the property and is just a short distance from the village centre. The property itself sits on a mature plot with a drive leading to a garage and offering ample vehicular parking. The accommodation offers natural daylight in abundance with its entrance door opening into a spacious hallway with the stairs off to the first floor, a useful ground floor shower room, a lovely dual aspect lounge with doors off to the garden room. There is a dining room/snug, a large dining kitchen with an island and french doors that lead out to the garden with views beyond. There is also a utility room off the kitchen.

At the first floor are four double bedrooms off the lovely landing area with its built-in bookshelves and views over the garden and fields. The master bedroom has a dual aspect, with views out to both the front and rear elevations. There is a good size family bathroom with separate bath and shower also on this floor.

Outside are mature gardens to both front and rear with trees, herbaceous borders, shrubs, lawns, and patio areas on which to enjoy the sunnier and warmer days.

ACCOMMODATION

Set back from the road with an approach from the drive leading to the front entrance door which opens into a spacious and welcoming hall, with the principal rooms all leading off, along with the stairs giving access to the first floor. The lounge is a good size with lots of natural daylight. A window looks out over the front garden and enjoys views of the open aspect beyond. Glazed doors give access into the garden room with views, again, over the garden and rolling countryside. A log burner for the cooler months, sits within a bespoke limestone surround with granite hearth. Across the hallway is a further reception room that could be a formal dining room, a snug, a playroom, or a reading/music room. Natural daylight floods the room, a living flame effect gas fire is mounted to the wall and there are views again over the garden and fields beyond. The dining kitchen is a great space with ample space for a dining table and chairs or a sofa. French doors give access to the garden and the kitchen itself is fitted with a good range of base cupboards and matching wall cabinets.





There is electric air-blow heating under the kitchen units. An island with granite counter-top offers additional workspace. The worktops over the base units are inset with a sink and side drainer which has a window above which offers the most appealing view of the garden. A Range cooker is inset within an ornamental chimney breast style space, and there is ample space for a fridge/freezer. From the kitchen a door leads into the utility room with its Belfast sink, provision for washing machine and ample space for tumble dryer. The ground floor shower room fitted with w.c., and wash hand basin includes a useful coats/storage area under the stairs.

The stairs rise to a half landing with bookshelves and picture window offering beautiful views over the garden and rolling countryside. The stairs turn and arrive at the first-floor level. Off the landing, a most useful and large airing cupboard provides ample space for linen storage and houses the Vaillant gas fired central heating boiler. The loft access point is also here with the loft being boarded and having fitted stepladder. The doors to all the bedrooms lead off the landing.

The master bedroom is spacious and light. It is fitted with a range of wardrobes and drawers and again offers far reaching views of the surrounding countryside from both the front and rear windows. The second double bedroom is also dual aspect with windows to the front and side. Bedroom three accommodates a double bed and has a window to the front aspect. Bedroom four could accommodate a double bed but is currently set up as a working office by the vendors and offers views out over the rear garden and countryside beyond. A relaxing view to enjoy whilst working. The family bathroom is a good size and offers his and hers basins, a bath and separate corner shower enclosure.

ENTRANCE HALL
8'0" x 19'1"

LOUNGE
12'9" x 23'2"

GARDEN ROOM
13'3" x 9'6"

SNUG/DINING ROOM
11'11" x 12'11"



DINING KITCHEN
22'5" x 13'0"

SHOWER ROOM
6'5" x 4'5"

UTILITY ROOM
5'7" x 8'8"

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM
14'5" x 11'6"

BEDROOM TWO
12'0" x 13'0"

BEDROOM THREE
13'0" x 8'8"

BEDROOM FOUR
12'1" x 9'10"

FAMILY BATHROOM
8'8" x 9'9"

GARDENS & GROUNDS

Without a doubt the views from the garden are stunning. The front garden has a hedged boundary with a lawn and herbaceous borders full of mature planting. The drive provides ample space for vehicular parking and leads to a good size single garage. A path leads down the side of the property and gives access to the enclosed rear garden which is mainly laid to lawn with shaped herbaceous borders, paved patio area for entertaining, raised bed for a kitchen garden, ample space for greenhouses and shed and over the hedge are views of sheep and cows grazing on the adjacent countryside.



GARAGE
8'11" x 19'9"

SITUATION

Burton Road is situated within the highly regarded Derbyshire village of Repton. This historical village has a vibrant community with convenience store, butchers, post office, public inns, popular restaurants, and a lovely new village hall with cafe. There are lots of clubs and social activities, all being within walking distance of the property. The village is also home to one of Britain's oldest and finest public schools. In the nearby village of Willington is a supermarket and doctors.

LOCAL AUTHORITY

South Derbyshire District Council - Band F

ROADS

There are excellent road links via the A38 and A50 giving good access to the cities of Birmingham, Lichfield, Leicester, Derby, Stoke on Trent and Nottingham. The V3 bus passes along Burton Road, to and from Derby and Burton.

AIRPORTS & RAIL

Rail links are available in the nearby village of Willington and also Derby, Burton upon Trent and Lichfield. East Midlands Airport is also within easy reach.

SHOPPING

The area offers a wide range of shopping opportunities in the nearby city of Derby or town of Burton upon Trent. The further commercial centres of Birmingham, Leicester and Nottingham are also easily accessible.

LEISURE

There are attractive walks along the canal and browsing available at the nearby Mercia Marina with its boutiques, cafes, and restaurant. There are sporting facilities including sailing clubs at



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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