







Tithe Barn Gardens, Repton, DE65 6SL

£575,000

This is a most impressive, superbly presented, four double bedroom, Cameron built, detached residence occupying a desirable location on this recently built estate off Milton Road.

The property is extremely well proportioned and tastefully appointed throughout and features entrance hall, fitted guest cloakroom, lounge with bay window and double doors allowing plenty of natural light to flood thorugh, open plan living, kitchen, dining area and fitted kitchen with built-in appliances and French doors leading to the landscaped garden, which is ideal for entertaining. In addition to this, a home office/snug and a utility room completes the ground floor accommodation. The first floor gallery landing gives access to the master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms and a well-appointed family bathroom with four piece suite in white.

The property is set back behind an attractive privet hedge and front garden with an adjacent block paved driveway providing off-road parking and access to the spacious garage with up and over door. To the rear of the property is an impressive, private garden which is well screened from neighbouring properties with a combination of brick wall, timber fencing and mature privacy trees to the rear. There is an extensive terrace ideal for entertaining family and friends plus pergola, lawn, herbaceous borders containing plants, shrubs and access to the garage via side door and access to driveway via gate to the side.

The Location

The historic village of Repton, famous for its public school and feeder school of Repton Preparatory in neighbouring Milton, is known for a bustling, busy high street with an excellent range of facilities including shop, popular pubs and restaurants. The village also boasts Springfield primary school and St Wystan's primary school. Nearby, Willington offers a further range of amenities including canal sidewalks, train station, a further range of shops and facilities. T

The Property



A superbly presented and generously proportioned four double bedroom detached family home, built by Cameron Homes and occupying a desirable position on this recently developed estate off Milton Road. Set back behind an attractive mature privet hedge, the property immediately impresses with its appealing frontage and welcoming approach. Offering beautifully appointed accommodation arranged over two floors, the property combines spacious reception areas with contemporary open-plan living, creating a wonderful family home ideally suited to both everyday living and entertaining.

Entrance Hallway



Entered via a composite front door with glazed privacy panel, the welcoming entrance hallway features attractive LVT flooring and provides access to the ground floor accommodation. There is a useful under-stairs storage cupboard and a wall-mounted thermostat. Complete with gas central heated radiator.

Home Office/Snug



A generously proportioned and versatile reception room, currently utilised as a home office but offering excellent flexibility for use as a snug or additional sitting room. The room benefits from a front-facing window fitted with Venetian blinds, allowing plenty of natural light, carpeted flooring and a central heating radiator positioned beneath the window.

Guest Cloakroom



Fitted with a contemporary white suite comprising a low-level WC and wall-hung vanity wash hand basin. The room features attractive half-height tiled walls, LVT flooring, a central heating radiator and ceiling-mounted extractor fan.

Living Room



A spacious and beautifully light reception room, enjoying a dual-aspect arrangement with a front-facing bay window and two additional side elevation windows, allowing an abundance of natural light to fill the space. The room further benefits from double doors providing direct access to the rear garden, creating an ideal setting for both relaxing and entertaining. There is an electric fire set upon a tiled hearth with attractive brick surround, carpeted flooring and two central heating radiators.

Kitchen/Diner



A fabulously bright and spacious open-plan kitchen/dining area, benefitting from the property's desirable south-facing aspect. The kitchen is fitted with an attractive collection of high and low-level units, complemented by quartz work surfaces with matching upstands and splashbacks. A range of integrated NEFF appliances includes a one-and-a-half oven, induction hob with extractor hood over, integrated dishwasher and fridge/freezer. There is also an inset stainless steel one-and-a-half bowl sink with mixer tap.

The dining area provides ample space for a family dining table, with a rear-facing double doors providing access to the garden. Further features include attractive LVT flooring, a plinth heater and central heating radiator.

Utility Room



Fitted with a range of matching base and wall units, complemented by quartz work surfaces and matching

upstands, continuing the finish from the kitchen. There is an inset stainless steel single-bowl sink with mixer tap, alongside space and plumbing for a washing machine and tumble dryer. The boiler is neatly housed within a dedicated cupboard, with the wall-mounted consumer unit also located within the room. Further features include a central heating radiator, ceiling-mounted extractor fan and a composite side door providing convenient access to the driveway.

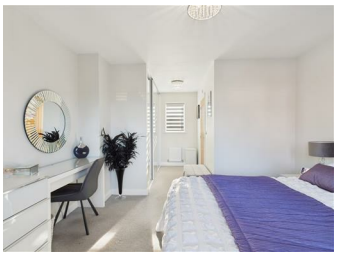
Upstairs Landing



A spacious gallery-style landing providing access to all first-floor accommodation, featuring an attractive oak bannister. A large front elevation window, fitted with Venetian blinds, allows plenty of natural light to flood the space. Further features include carpeted flooring and a central heating radiator.

Principal Bedroom





A superbly proportioned principal bedroom, enjoying a dual-aspect arrangement with windows to both the front and rear elevations, allowing plenty of natural light to flow throughout the space. The front-facing window is fitted with Venetian blinds. The room benefits from fitted walk-through wardrobes, conveniently positioned opposite the en-suite, providing excellent storage. Further features include carpeted flooring and two central heating radiators.

En-Suite



A beautifully appointed en-suite shower room, finished with full-height tiling to the walls and attractive marble-effect tiled flooring. The suite comprises a spacious shower enclosure with mains-fed shower, offering both a handheld attachment and rainfall shower head, alongside a WC and wall-hung vanity wash hand basin. Further features include a wall-mounted illuminated mirror, heated towel rail, ceiling-mounted extractor fan and a rear-facing obscure glazed window providing natural light and privacy.

Bedroom Two



A well-proportioned double bedroom featuring a front elevation window fitted with Venetian blinds, allowing natural light to fill the room. The room benefits from carpeted flooring, a central heating radiator and a double wardrobe, which may be available by separate negotiation.

Bedroom Three



A well-proportioned double bedroom featuring a rear elevation window, allowing plenty of natural light into the room. Further features include carpeted flooring and a central heating radiator.

Bedroom Four



A further well-proportioned double bedroom featuring a rear elevation window, allowing plenty of natural light into the room. The room is finished with carpeted flooring and benefits from a central heating radiator.

Family Bathroom

A superbly appointed four-piece family bathroom, finished with full-height wall tiling and attractive marble-effect tiled flooring. The suite comprises a panelled bath with mains-fed taps, separate shower enclosure with mains-fed shower, wall-hung vanity wash hand basin and WC. Further features include a wall-mounted illuminated mirror, heated towel rail, ceiling-mounted extractor fan and a side elevation obscure glazed window, providing natural light whilst maintaining privacy.

Garden & Outdoors



The property occupies an attractive corner plot position, with additional garden land to the right-hand side of the house, alongside a public footpath providing access through to Milton Road.

The rear garden is a particular feature of the property, having been thoughtfully landscaped by the current owners to create a wonderfully established and private outdoor space. The garden is well screened by a combination of brick walling, mature privacy trees, timber fencing and trellis, creating a secluded setting away from neighbouring properties.

A generous paved terrace extends along the rear of the property, providing ample space for outdoor seating and dining, perfectly positioned to enjoy the property's desirable south-facing aspect and sunshine throughout the day. There is also a well-maintained lawn, mature shrub and herbaceous borders, together with an attractive pergola providing an additional sheltered seating area.

The current owners have clearly invested considerable care and attention into transforming the original new-build garden into a beautifully landscaped and established space, ideal for relaxing and entertaining family and friends.

Driveway & Garage



Situated to the left-hand side of the property, the block-paved driveway provides off-road parking for multiple vehicles, together with direct access to the garage via an up-and-over door. The garage benefits from power and lighting, along with a uPVC side door providing convenient access directly into the rear garden.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Legal Requirements - Utilities

Water - Mains
Electricity - Mains Supply
Sewerage - Mains
Heating - Gas Mains
Internet connection - Adsl Cable Fixed Wireless Fttc Fttp Mobile None Other Satellite Cable
Internet Speed - Ultrafast 1800 Mbps 220 Mbps
Mobile Coverage - EE-80% O2-79% Vodafone_75% Three-72%

Legal Requirements

Council: South Derbyshire
Council Tax Band: F
Parking: Driveway for 3+ vehicles, Garage
Issues with potential impact:
Leasehold/Freehold: Freehold

REGULATORY INFORMATION

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

Referral to third parties

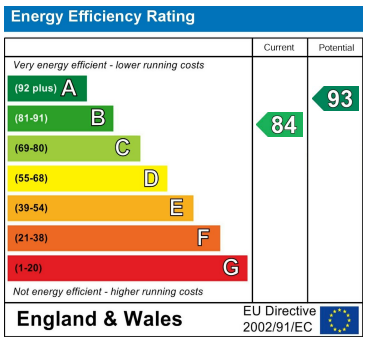
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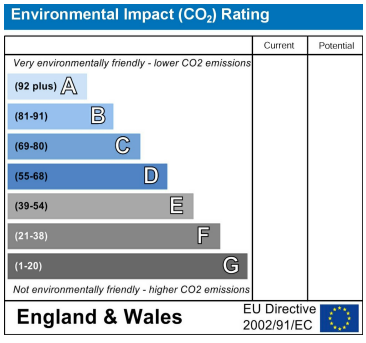
Floor Plan

Area Map



Energy Efficiency Graph





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