



64 Burton Road, Repton, Derby, DE65 6FN

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**64 Burton Road, Repton, Derby,
DE65 6FN**

£780,000

EXCEPTIONAL 1930's EXTENDED RESIDENCE, LOCATED WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF REPTON. Bill Tandy and Company are delighted to offer for sale this extended, traditionally built residence situated in the historic village of Repton, famous for its public school. The property boasts stunning views to both the front and rear, overlooking the surrounding Derbyshire countryside. It is located on the sought-after Burton Road, just a short walk from the village centre. The property sits on a mature plot of approximately a quarter of an acre, with a generous driveway providing parking for numerous cars, leading to a garage. The accommodation offers an abundance of natural daylight, with its entrance door opening into a spacious reception hall. The ground floor features a useful shower room, a lovely dual-aspect lounge with doors leading to the garden room, a dining/family room currently used as a large home office, a generous rear-appointed dining kitchen, and a spacious utility room. On the first floor, there are four double bedrooms off the landing area, all with views over the gardens and fields. The master bedroom has a dual aspect with feature views. There is also a good-sized family bathroom. Outside, there are mature gardens to both the front and rear, with trees, herbaceous borders, shrubs, lawns, patio areas, and a rear gravelled entertainment area, offering views beyond. Early viewings are highly recommended.



LOCATION

Burton Road is situated within the highly regarded Derbyshire village of Repton. This historical village has a vibrant community, with a convenience store, butchers, post office, public inns, popular restaurants, and a lovely new village hall with a cafe. There are lots of clubs and social activities, all 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, there is a supermarket, doctors and vets.

Repton is superbly located, ideal for commuters, with an excellent nearby road network that includes the A38 and A50 trunk roads, providing 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.

Rail links are available in the nearby village of Willington, as well as in Derby, Burton upon Trent, and Lichfield.

THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

ON THE GROUND FLOOR

RECEPTION HALL

LOUNGE

4.27m x 6.39m (14' 0" x 21' 0")

GARDEN ROOM

3.94m x 2.8m (12' 11" x 9' 2")

DINING FAMILY ROOM

3.51m x 3.83m (11' 6" x 12' 7")

OPEN PLAN DINING KITCHEN

6.48m x 3.84m (21' 3" x 12' 7")

UTILITY ROOM

1.6m x 2.55m (5' 3" x 8' 4")



ON THE FIRST FLOOR

LANDING

BEDROOM 1

3.55m x 4.31m (11' 8" x 14' 2")

BEDROOM 2

3.86m max x 3.55m (12' 8" max x 11' 8")

BEDROOM 3

2.54m x 3.88m (8' 4" x 12' 9")

BEDROOM 4

2.85m x 3.55m (9' 4" x 11' 8")

BATHROOM

2.85m x 2.51m (9' 4" x 8' 3")

OUTSIDE

PARKING

GARAGE

2.6m x 5.64m (8' 6" x 18' 6")



GARDENS

The property features generous and well-established gardens, both of which offer delightful views of the surrounding countryside. At the front, there is a spacious garden with lush lawns, trees, and shrubs that provide privacy. Additionally, there is convenient side access and ample parking space for multiple cars.

Located at the rear of the property is a paved patio area, which is accessed from the conservatory and dining kitchen. The superb lawn area with mature trees and shrubs creates a picturesque setting. Recently, a gravelled area has been added to the rear corner, offering a fantastic space for entertaining while enjoying the stunning open views.

COUNCIL TAX BAND F



FURTHER DETAILS/SUPPLIERS

Drainage - Mains drainage- South Staffs Water
 Electric and Gas supplier - SO Energy
 T.V and Broadband - Sky

For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold.
 Should you proceed with the purchase of the property these details must be verified by your solicitor.



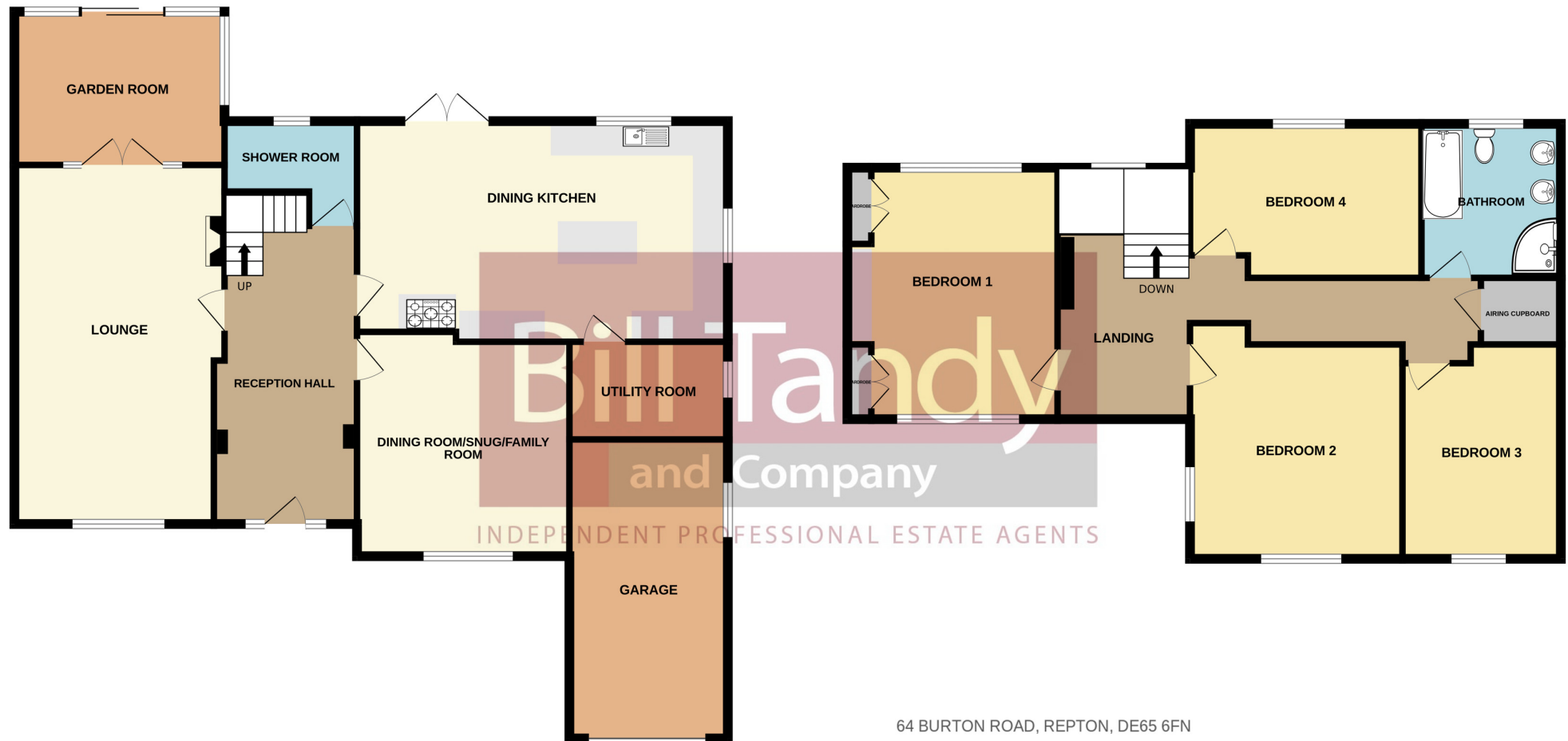
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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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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