



20 Burdett Way, Repton, DE65 6GA



Set in the prestigious village of Repton is this executive detached home, benefitting from contemporary and high specification interiors, three double bedrooms and a beautifully landscaped rear garden. Having been extended and extensively remodelled by the existing vendors, this individual detached home offers beautifully appointed open plan living alongside two separate reception rooms, as well as a further home office ideal for those needing a dedicated WFH space. The reception hall with fitted cloaks storage leads into a magnificent family kitchen with dining and living areas, a playroom/gym and a fabulous cinema room, with functional spaces

including a modern utility, a home office with fitted desk space and storage and a cloakroom. The cloakroom is easily large enough to accommodate conversion into a ground floor bathroom if a fourth bedroom is required. To the first floor there are three double bedrooms, all having fitted wardrobes, being serviced by a luxurious master en suite and a family bathroom. Outside, the property benefits from parking to the front aspect as well as neatly tended fore gardens, and the rear garden has been immaculately landscaped and includes an oak framed pergola with hot tub beneath. The property is serviced by double glazed windows and mains gas central heating with smart

Heatmister controls.

The property resides on a peaceful cul de sac a few minutes' walk from the centre of Repton, a desirable village famed for its independent school of the same name. This historic village is home to an excellent range of amenities including a post office, local shops, a Butchers and several pubs, nestled within streets lined with stunning character townhouses and historic buildings. The village is well known for its excellent schooling, having St Wystans Prep and Repton Primary School within walking distance from the property, as well as the

independent Repton School. Conveniently placed for local commuter routes, the A38 is just three miles distance, the M42 is eight miles away and the M1 is fifteen miles away. There are excellent public transport links via both a regular bus service and from Willington Train Station (just over a mile away) with reliable links to various city centres including Birmingham and Derby, and for leisure pursuits the Peak District National Park can be reached in around 30 minutes.



- Executive Detached Village Home
- Superb Specification Throughout
- Extended & Refurbished
- Peaceful Cul de Sac Setting
- Magnificent Open Plan Kitchen
- Family Room & Dining Room
- Superb Cinema Room & Playroom/Gym
- Utility & Cloakroom
- Self Contained Home Office
- Three Double Bedrooms
- Luxurious En Suite & Family Bathroom
- Parking to the Front
- Immaculately Landscaped Rear Garden
- Walking Distance to Village Centre
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.17 x 4.1m (approx. 13'8 x 13'5)
A paved pathway leads to the front door which in turn opens into a spacious hallway, having engineered oak flooring with under floor heating (which extends throughout the ground floor) and two fitted cloakroom cupboards. A contemporary oak and glass staircase rises to the first floor accommodation, and doors open into:

Cinema Room 5.67 x 3.97m (approx. 18'7 x 13'0)
A superb reception room having engineered oak flooring, a window to the front with noise reduction electric blind and a fitted cupboard housing the controls for the cinema system. Please note, the cinema equipment including speakers and the projector are as separate negotiation

Open Plan Living & Dining Kitchen 10.4 x 6.2m
(approx. 34'2 x 20'4)

A most impressive and beautifully appointed space finished to a superb standard, formed by a modern breakfast kitchen, dining and living rooms with twin bifold doors opening out to the landscaped rear garden. The **Kitchen** comprises a range of gloss full height and island units having quartz worksurfaces over, housing an inset stainless steel sink with Insinkerator and Quooker boiling water tap. A comprehensive range of integrated appliances include a dishwasher, full height larder fridge, full height larder freezer, a Siemens induction hob with hotplate and Gaggenau oven, microwave oven, coffee machine and two warming drawers. The expansive island units housing space for breakfast bar stools below, and tiled flooring extends into the **Dining Area** and **Family Room**

Playroom/Gym 3.7 x 2.94m (approx. 12'1 x 9'7)

An ideal snug, playroom or gym, having engineered oak flooring and a window to the side

Utility 4.13 x 1.9m (approx. 13'6 x 6'2)

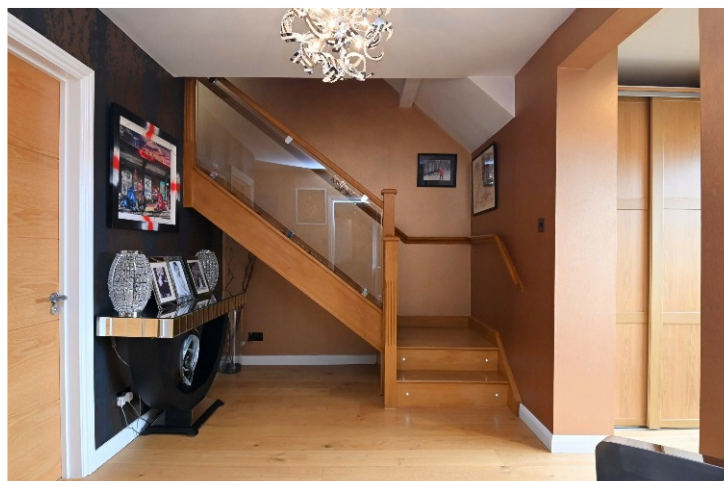
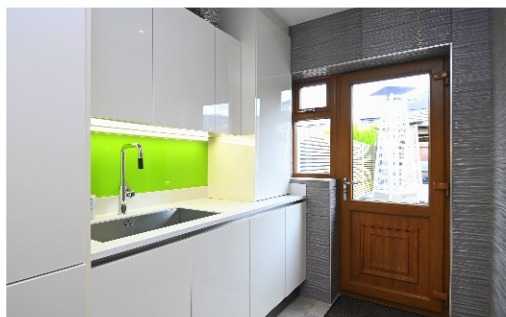
The utility is fitted with modern gloss units housing an inset sink and spaces for a washing machine and tumble dryer, with a window to the rear and a door opening out to the garden. Cupboards also house the pressurised hot water cylinder and wall mounted boiler, and a further door leads into:

Home Office 4.3 x 1.9m (approx. 14'1 x 6'3)

An ideal home off having a window and door opening to the front aspect, with fitted desk space and storage

Cloakroom 2.8 x 1.4m (approx. 9'1 x 4'7)

Comprising a modern suite having wash basin set to vanity unit and wall hung WC, with fitted storage, tiled flooring, tiled walls and an obscured window





A contemporary oak and glass staircase with inset LED lighting rises to the **First Floor Landing**, where there is a window to the side and access via a drop down ladder to the fully boarded loft which also has lighting. Doors open into:

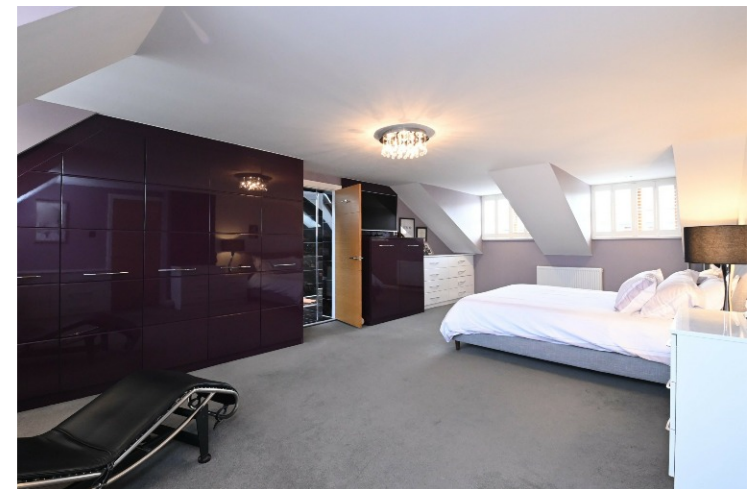
Master Bedroom 7.9 x 4.33m (approx. 25'11 x 14'2)
A spacious dual aspect bedroom having windows with fitted shutters to both the front and rear aspects and a range of fitted wardrobes and bedroom furniture from Star Bedrooms. With private use of:

En Suite Bathroom 3.95 x 1.85m (approx. 12'11 x 6'1)
A luxurious suite comprises wash basin set to vanity unit, wall hung WC, double ended freestanding bathtub and dual sided walk in shower, with Francis Pegler chromeware, a heated towel rail, tiled flooring and walls, under floor heating and dual aspect skylights

Bedroom Two 4.82 x 3.6m (approx. 15'9 x 11'9)
Another good sized double room having twin windows with shutters and a range of fitted bedroom furniture and storage

Bedroom Three 4.62 x 2.1m (approx. 15'1 x 6'10)
A third double bedroom having a window with shutters to the front and fitted furniture including a double bedroom with storage below, drawers and a double wardrobe

Family Bathroom 3.95 x 2.23m (approx. 12'11 x 7'3)
Another modern suite comprises wash basin set to vanity unit, wall hung WC, double ended bathtub and walk in double shower, with tiled flooring and walls, a skylight, a heated towel rail and a fitted vanity mirror







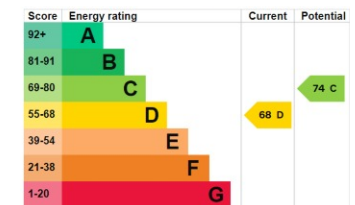


Outside

The property is set at an elevated position having steps rising to the front door. There are well tended borders and box hedging to either side, and a driveway extends to the side where there is parking for two vehicles. There is exterior water, power and lighting, and the EV charger is as separate negotiation

Landscaped Garden

Finished to a superb standard, the rear garden is laid to porcelain and wood effect paving, with raised borders and safely enclosed boundaries. The shed is included in the sale, as well as an oak framed pergola which houses a hot tub which is also included in the sale. There is exterior lighting, power and a water point and gated access opens into the rear garden



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.