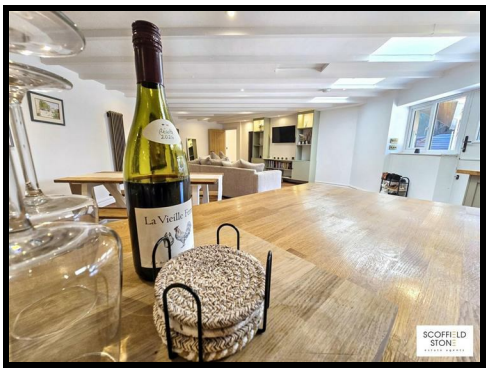
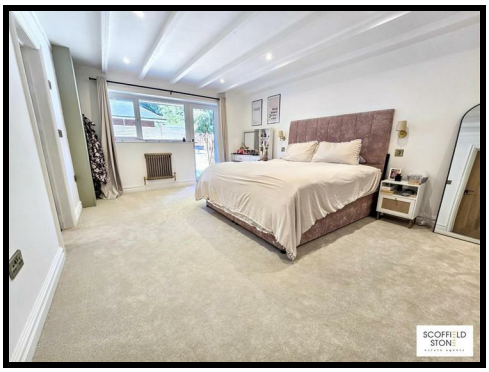
SCOFFIELD STONE
estate agents









The Outbuilding Mitre Drive, Repton, DERBY, DE65 6FJ

£875,000

Tucked away at the end of a private drive in prestigious Repton, this exceptional Ranch style detached bungalow offers four en suite double bedrooms, impressive open plan living, a beautifully private garden with entertaining space, generous parking and stylish single storey accommodation extending to 163 square metres (1,759 square feet).

The Outbuilding Mitre Drive, Repton, DERBY, DE65 6FJ

Summary Description

The Outbuilding is a truly distinctive detached bungalow, discreetly positioned at the end of a private drive within an exclusive cul de sac in the highly sought after village of Repton. Originally converted into a contemporary home, this impressive freehold residence offers 163 square metres (1,759 square feet) of beautifully presented single storey accommodation, thoughtfully designed to combine spacious open plan living with exceptional privacy. Every one of the four generous double bedrooms benefits from its own en suite, making this an ideal home for families, multi generational living or those who regularly welcome guests.

At the heart of the property is a stunning open plan living kitchen, where exposed ceiling beams complement modern finishes and a high quality shaker style kitchen with central island, integrated appliances and solid wooden worktops. The principal suite enjoys direct garden access, a walk in dressing room and an impressive en suite bathroom, while the remaining bedrooms all feature stylish en suites and garden access or views. Outside, the fully enclosed gardens create a private oasis with lawn, patio, raised pond, hot tub area and a covered pizza oven, perfect for entertaining. Ample off road parking, a utility room, guest cloakroom and solar panels further enhance this exceptional home.

Repton is one of South Derbyshire's most desirable villages, renowned for its historic charm, excellent amenities and outstanding schooling, including the world famous Repton School. The village offers independent shops, cafés, pubs and everyday conveniences, while nearby Willington and Burton upon Trent provide additional shopping and leisure facilities. Excellent road links via the A38, A50 and A511 provide straightforward access to Derby, Burton, Nottingham and the wider Midlands, with rail services available from nearby Willington and Burton stations.

Open Plan Living Kitchen

43'10 x 18'4 (13.36m x 5.59m)





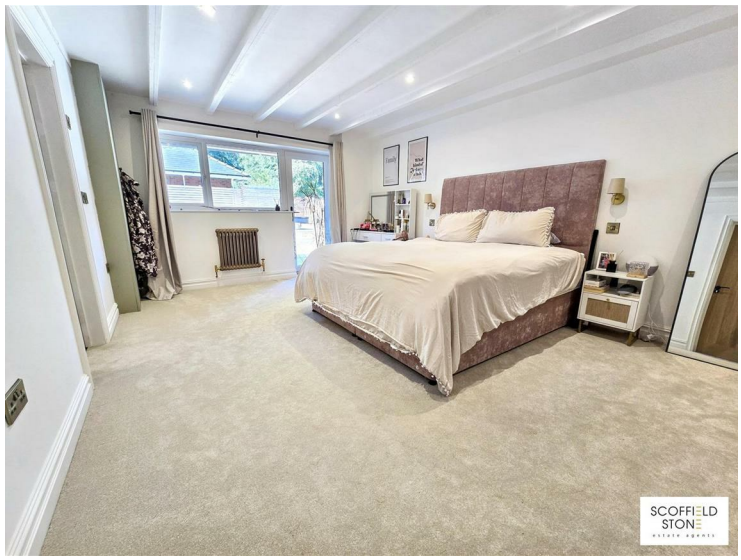
The heart of the home is this superb open plan living space, combining contemporary styling with character features including exposed ceiling beams. Wood effect LVT flooring flows throughout, while the composite stable entrance door with glazed side panels fills the room with natural light and provides an attractive outlook across the garden. The beautifully appointed shaker style kitchen features solid wooden worktops, a central island with breakfast bar, Belfast sink and an excellent range of integrated appliances including double electric ovens, induction hob with extractor, fridge freezer, dishwasher and wine chiller. Contemporary retro style radiators and inset ceiling lighting complete this welcoming and sociable space.

East Hallway

Finished with wood effect LVT flooring, inset ceiling lighting and a contemporary vertical radiator, providing access to the principal suite and second bedroom.

Principal Bedroom

19'3 x 11'11 (5.87m x 3.63m)



A beautifully presented principal suite enjoying direct access to the garden through glazed French style doors, allowing you to step straight outside on warm summer mornings. Character ceiling beams, inset lighting, wall lights and a contemporary retro radiator create an inviting atmosphere.

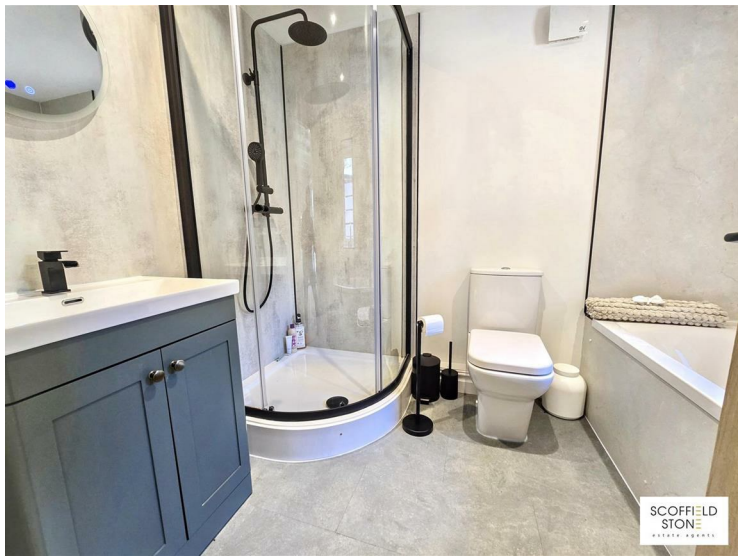
Dressing Room

8'6 x 6'3 (2.59m x 1.91m)

A generous walk in dressing room fitted with shelving, inset lighting and a side facing window, providing excellent storage and organisation.

En Suite Bathroom

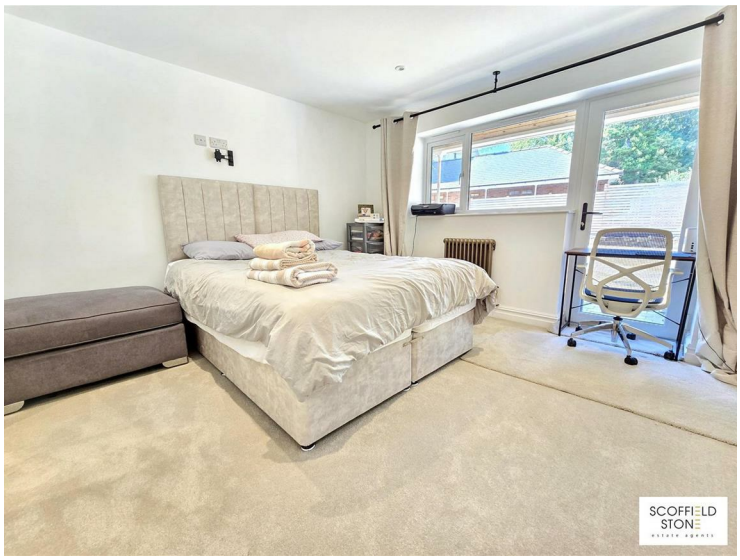
7'11 x 5'9 (2.41m x 1.75m)



Designed with relaxation in mind, the spacious en suite features a

freestanding style bath with waterfall tap, corner shower enclosure with plumbed shower, vanity unit incorporating a wash hand basin, low flush WC, heated towel rail, tiled splashbacks and a garden facing window allowing plenty of natural light.

Bedroom Two
11'0 x 10'11 (3.35m x 3.33m)

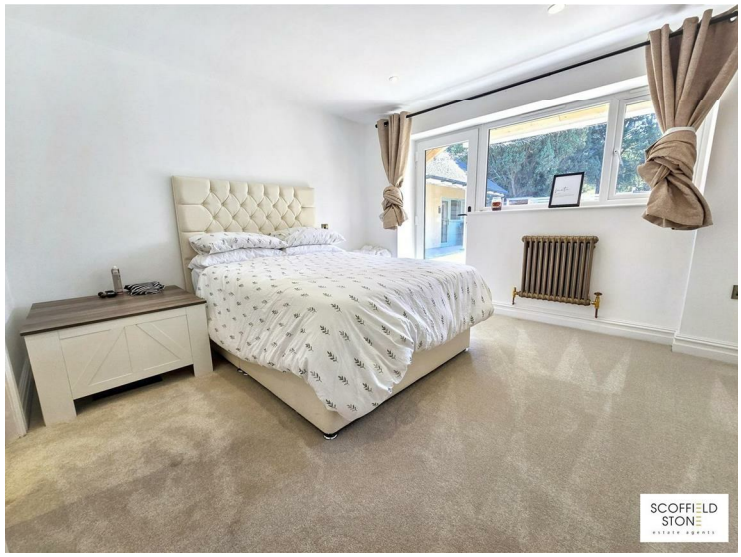


A spacious double bedroom overlooking the garden, with glazed door providing direct outdoor access. Finished with inset lighting and a contemporary retro style radiator.

En Suite Shower Room
Well appointed with a shower enclosure, vanity unit with inset wash hand basin, low flush WC, heated towel rail, tiled splashbacks and inset ceiling lighting.

West Hallway
Providing access to the remaining bedrooms, the hallway features wood effect LVT flooring, inset ceiling lighting, a contemporary vertical radiator and a useful storage cupboard.

Bedroom Three
11'4 x 12'4 (3.45m x 3.76m)



Another generous double bedroom with garden views and direct access outside, complemented by inset lighting and a contemporary retro style radiator.

En Suite Shower Room
Fitted with a shower enclosure, vanity unit with inset wash hand basin, low flush WC, heated towel rail, tiled splashbacks and inset ceiling lighting.

Bedroom Four



Currently arranged as a home gym, this versatile room offers excellent flexibility as a fourth bedroom, guest suite, home office or hobbies room. Glazed doors open directly onto the garden, making it equally suited to a variety of lifestyles.

En Suite Shower Room
10'11 x 10'6 (3.33m x 3.20m)
Comprising a shower enclosure, vanity unit with inset wash hand basin, low flush WC, heated towel rail, tiled splashbacks and inset ceiling lighting

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Utility Room
5'6 x 9'7 (1.68m x 2.92m)
A practical and well equipped utility with wood effect LVT flooring, wooden worktop, composite sink with drainer and mixer tap, inset ceiling lighting and a composite stable door providing convenient access to the garden.

Guest Cloakroom
Fitted with a low flush WC and space saving wash hand basin, ideal for visiting guests.

Outside

Parking
Twin wrought iron gates lead into The Lodge, where generous off road parking is available for multiple vehicles alongside the property.

Garden




Designed as an extension of the living accommodation, the fully enclosed garden provides a wonderfully private setting for both entertaining and relaxation. A generous lawn is complemented by paved seating areas, a raised pond with water feature, dedicated hot tub space and a covered entertaining area complete with pizza oven. Outdoor lighting, power and water supply add further practicality, making this an outstanding space to enjoy throughout the year.

Additional Information
The property is fully electric with electric central heating and benefits from the addition of solar panels, helping to improve energy efficiency. There is no battery storage system installed.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: G
EPC rating: D

The building
Detached house, standard brick and block construction
4 bedrooms, 4 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Via ladder
Outside areas: Front garden

Services
Mains electricity
Solar panels: owned outright
Mains water
Mains foul drainage
Mains surface water drainage
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
In In the Repton conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order
No environmental risks recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/D4AkMnFnExusyoBoyVvzUy/view

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

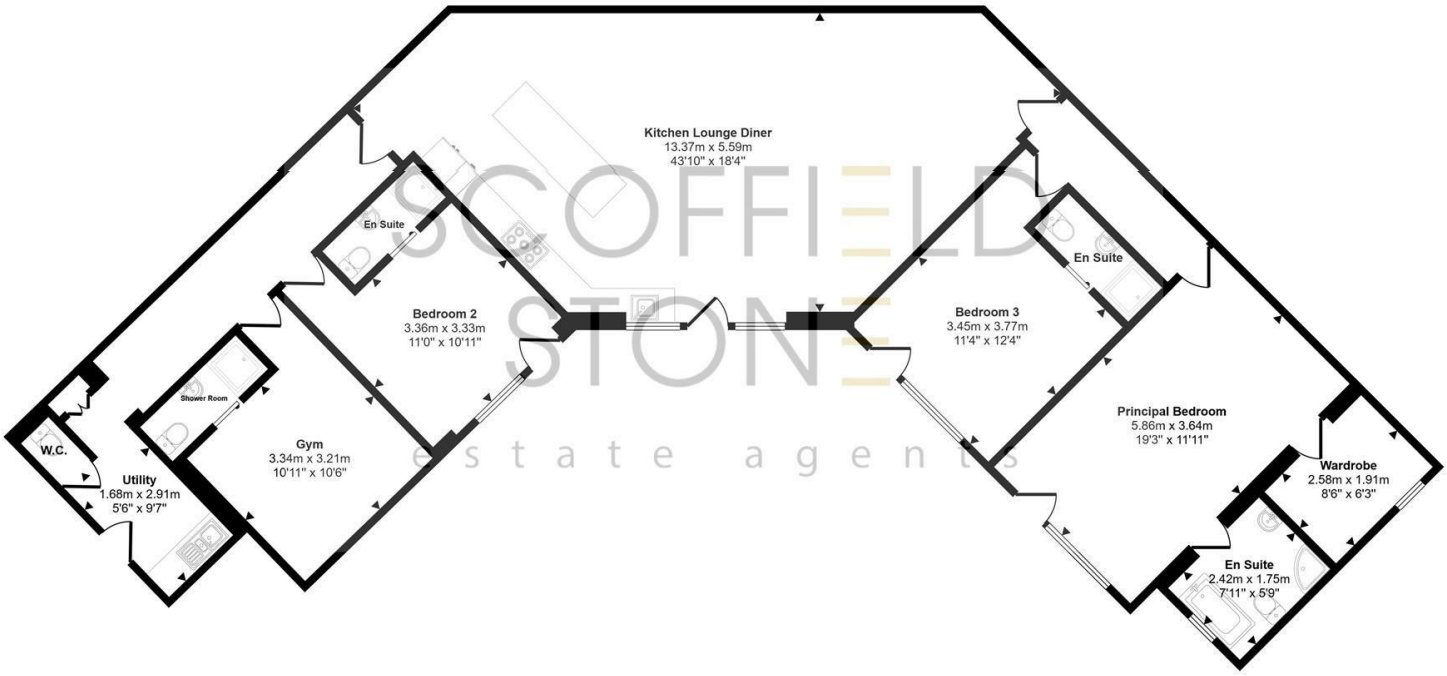
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Buying to Let?
Guide achievable rent price: £2000pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

ID Checks for buyers
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

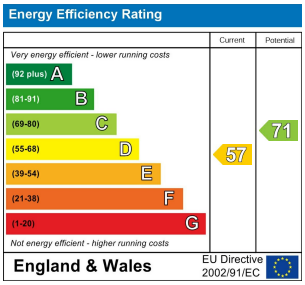
Approx Gross Internal Area
163 sq m / 1759 sq ft

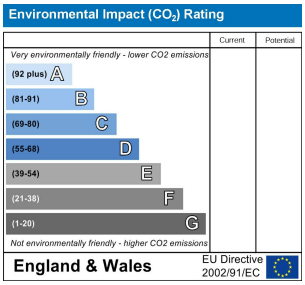


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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