



CURRAN  
BIRDS  
+ CO

1a Mount Pleasant Road  
DE65 6GQ £425,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



EXTENDED PROPERTY IN A SUPERB POSITION - Positioned in an elevated setting along Mount Pleasant Road, this substantial five-bedroom home offers a refined balance of comfort, design and practicality. Thoughtfully arranged across three floors, the property provides an exceptional amount of space ideal for a growing family. The open-plan layout includes a bright, bay-fronted living area with a multi-fuel burner and bi-fold doors opening directly to the garden – perfect for relaxed family living and entertaining.

With three stylish bathrooms, a well-equipped kitchen with central island, and landscaped outdoor space, this home delivers versatility, comfort and everyday functionality in equal measure. Set within the sought-after village of Repton, it combines a peaceful setting with excellent connections and amenities.









#### The Detail

Arranged over three well-planned floors, this spacious home combines quality finishes with practical design. Entry is via a composite door into a welcoming hallway, complete with engineered oak flooring and an understairs storage cupboard. To the front, the dining room offers a pleasant aspect, while the main living space opens up to a bright, bay-fronted lounge featuring a stone fireplace and multi-fuel log burner. A study area connects seamlessly to the kitchen, which is fitted with high-gloss units, quartz worktops, a central island, and designated spaces for a range cooker, stainless steel hood and further space for an American-style fridge/freezer. Bi-fold doors create a strong connection to the garden, making this a sociable and flexible space.

The separate utility and WC are accessed from the hallway and include additional worktop space, room for laundry appliances, a Worcester boiler, towel radiator, and a vanity unit with wash basin.

On the first floor, the front-facing bedroom benefits from woodland views and an en-suite shower room. The rear bedroom features a Juliet balcony and fitted wardrobes, while two further bedrooms are served by a contemporary family bathroom with panelled bath, electric shower, vanity unit, recessed lighting, heated towel rail, and tiled flooring.

The top floor is dedicated to a generously sized principal bedroom with built-in wardrobes and mirrored sliding doors. A separate dressing room and an additional bathroom – complete with P-shaped bath, shower, integrated shelving and Velux window – offer privacy and flexibility for multi-generational living or growing families.

Externally, the property enjoys an elevated position from the road with a wide tarmac driveway providing ample off-road parking.









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### The Location

Repton is a picturesque village in Derbyshire that combines a peaceful rural lifestyle with a strong sense of community. Known for its historical charm and beautiful surroundings, the village offers a range of amenities to support everyday living.

Education is a highlight of the area, with the prestigious Repton School, Repton Prep School, and the well-regarded Repton Primary School all located within the village. Residents also benefit from essential services such as local shops, a post office, and healthcare facilities.

The village is home to popular traditional pubs like The Boot and The Bulls Head, providing welcoming social hubs with great food and drinks. Repton's scenic countryside and riverside paths offer excellent opportunities for outdoor activities including walking, cycling, and running.

With its mix of excellent schools, local amenities, and beautiful surroundings, Repton presents an appealing lifestyle for families and individuals alike.













## 1a Mount Pleasant Road



**Approx. Gross Internal Floor Area 1841 sq. ft / 171.16 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Extended Semi Detached Property In An Elevated Position
- Five Double Bedrooms, Three Bathrooms, Over 1800 Sq/ft
- Superb Contemporary Kitchen, Quartz Worktops, Centre Island
- Living/Dining Area With Bi-fold Doors To Garden
- Lounge With Bay Window And Multi Fuel Burner
- Utility Room/WC With Appliance Space
- Driveway With Ample Parking To The Front
- Mature Landscaped Garden, Covered Workshop And Log Store
- Spacious Accommodation, Ideal For A Growing Family
- Popular Village Location, Close To Schools

### Size

Approx 1841.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

B



# CURRAN BIRDS + CO

Let's *Talk*

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