

WYSTAN COURT, REPTON, DERBY

PRICE £535,000

4 BEDROOM | 3 BATHROOM | 3 RECEPTION



WELCOME TO WYSTAN COURT

IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME WITH CONVERTED DOUBLE GARAGE AND VERSATILE LIVING SPACE

This four-bedroom detached family home offers generous and versatile accommodation, with a particularly impressive range of reception space and useful additional features. Situated within a cul-de-sac in the highly regarded village of Repton, the property is ideally suited to families looking for a spacious home with flexibility for modern living.

The standout features include the generously proportioned principal bedroom with extensive fitted furniture, a conservatory with a specially designed warm roof for year-round enjoyment, and a well-equipped kitchen with a separate utility room. The converted double garage provides further versatility, offering both a dedicated storage space and an additional room which could serve a variety of purposes.

Externally, the property enjoys a good-sized, two-level rear garden, generous patio space and driveway parking, whilst a number of important improvements have also been made, including a replacement combi boiler and new radiators.

THE DETAIL

Upon entering the property, the welcoming hallway features carpeted flooring, useful understairs storage and stairs rising to the first-floor landing. Positioned to the front is a separate study, providing an ideal space for home working. The ground floor WC has been thoughtfully designed with built-in storage incorporating the wash basin and WC, making excellent use of the available space.

The spacious lounge features a Portuguese limestone fireplace with an electric fire, creating an attractive focal point. Patio doors lead through to the conservatory, whilst a square archway opens into the adjoining dining room, providing a lovely connection between the reception spaces. The dining room offers ample room for a family dining table. The conservatory is particularly impressive, featuring a Guardian warm roof, fully tiled roof finish, electric heating, laminate flooring and patio doors opening onto the garden, making it a comfortable space to enjoy throughout the year.

The kitchen is fitted with white wooden cabinetry, granite composite worktops and matching splashbacks, alongside a new integrated dishwasher, Zanussi double oven, induction hob and extractor. A sliding door leads into the separate utility room, which offers matching units, further appliance space, a circular sink and access to additional understairs storage. The boiler is housed within the utility room and was replaced approximately one year ago.

Upstairs, the particularly spacious principal bedroom benefits from dual-aspect windows and an extensive range of fitted furniture, including wardrobes with varied internal fittings, drawers and bedside tables. The en-suite features a shower enclosure with mains shower, vanity storage, WC, heated towel rail and grey wall tiling, complemented by wood-effect luxury vinyl flooring and granite composite finishes. There are two further double bedrooms, one with fitted wardrobes, a desk and shelving, whilst both benefit from inset thermal window blinds. The fourth bedroom is a generous single. The family bathroom offers a bath with mains shower over, WC, wash basin with vanity storage and heated towel rail. The landing also provides loft access and a storage cupboard with hanging space.

Externally, the front garden is laid mainly to lawn, with a pathway leading to the entrance and established shrubbery. The rear garden is a particularly good size, arranged over two levels with a substantial patio which wraps around the side of the property, a newly constructed patio wall and a lawned section with space for a garden shed. Gated access is available to both sides of the house.

To the rear, a driveway provides parking for two vehicles alongside a double garage which has been converted to create two useful spaces. One section provides dedicated storage, whilst the other offers a versatile additional room with two floor-to-ceiling windows and a separate access door from the garden. It also benefits from a fully boarded loft for extra storage. The driveway can also be accessed through a gate. Further improvements include replacement radiators fitted approximately two years ago.

CB+CO





The Location

Wystan Court is a small, established cul-de-sac in a popular residential part of Repton, conveniently positioned for the village centre and its range of amenities, including independent shops, a SPAR, cafés and traditional pubs. Repton Primary School and the renowned Repton School are also close by, along with the popular Bulls Head and Boot Inn. The surrounding countryside offers lovely opportunities for walking, whilst nearby Willington provides further amenities, a medical centre and railway station. The location combines a peaceful residential setting with convenient access to village life.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

Disclaimer

The garage conversion has been digitally enhanced using AI-generated furnishings to illustrate its potential use and show how the space could look when furnished.

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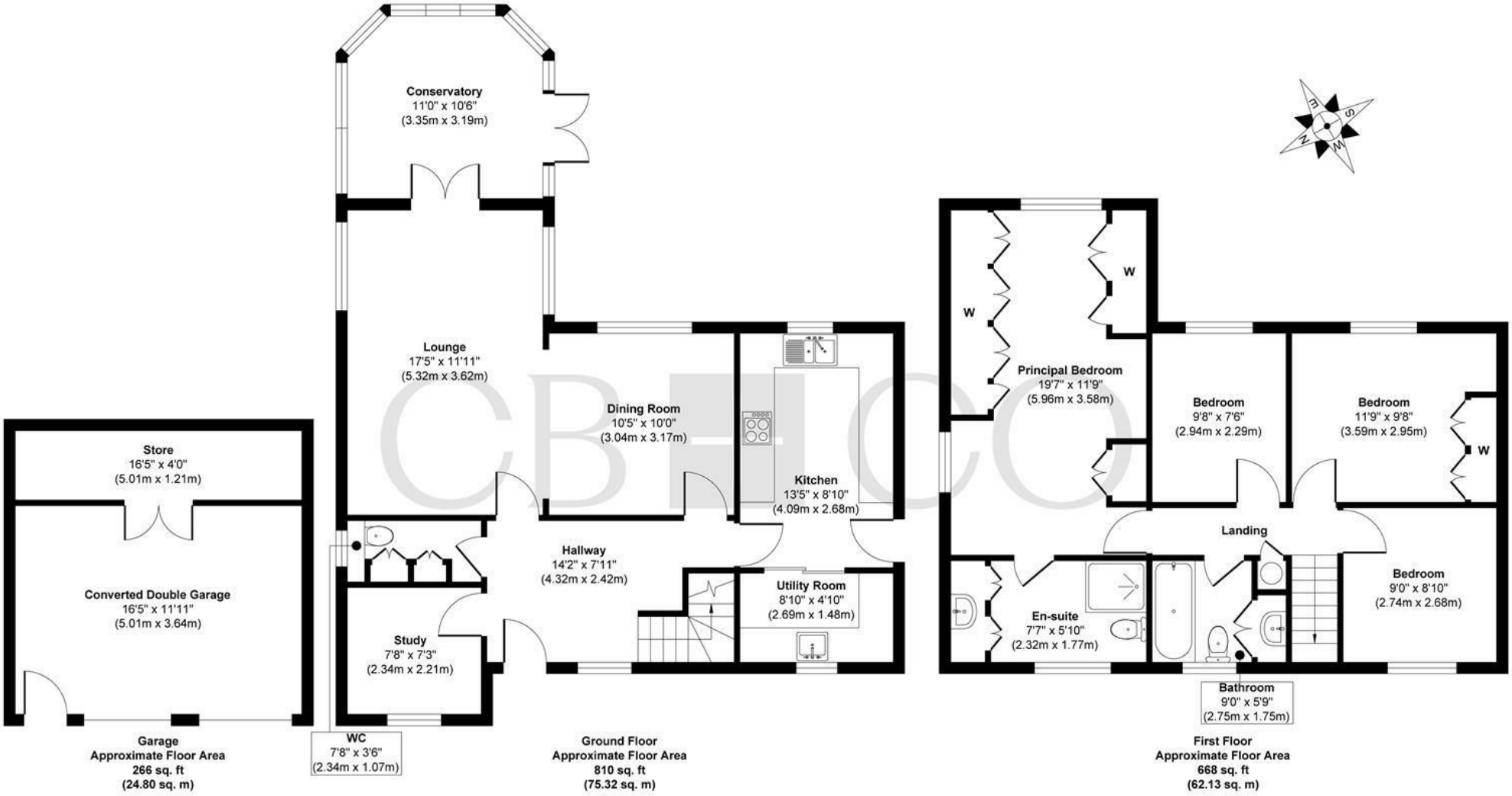
Wystan Court



Approx. Gross Internal Floor Area 1744 sq. ft / 162.25 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1478 sq. ft / 137.45 sq. m (Excluding Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

1478.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Four Bedroom Detached Family Home In A Popular Cul-De-Sac
- Spacious Lounge With Portuguese Limestone Fireplace
- Separate Dining Room With Open Archway To The Lounge
- Fitted Kitchen With Granite Worktops And Integrated Appliances
- Separate Study And Ground Floor WC
- Year-Round Conservatory With Guardian Warm Roof
- Generous Principal Bedroom With Fitted Furniture And En-Suite
- Two-Level Rear Garden With Patio And Lawn
- Converted Double Garage With Storage And Versatile Room
- Driveway Parking For Two Vehicles And Gated Side Access

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