



**8 Mercia Court  
Repton  
Derbyshire  
DE65 6FF**

**Price Guide  
£320,000**

- FAVOURED VILLAGE LOCATION
- NO UPWARD CHAIN
- GREAT OUTDOOR PRIVATE COURTYARD GARDEN
- 1ST FLOOR OPEN PLAN LOUNGE, DINING AND KITCHEN/UTILITY
- GROUND FLOOR SNUG/STUDY/OCCASIONAL BEDROOM
- GROUND FLOOR SHOWER ROOM
- 2ND FLOOR PRINCIPAL BEDROOM WITH DRESSING AREA
- FURTHER BEDROOM TO THE 2ND FLOOR
- JACK AND JILL BATHROOM
- GARAGE AND PARKING ADJACENT/SECURE GATED ENTRANCE

## GENERAL INFORMATION

### THE PROPERTY

This beautifully presented end mews house is offered for sale with no upward chain and an impressive private courtyard garden. Set behind a secure gate entrance and with allocated parking directly adjacent to the front door, this superb property **MUST BE VIEWED**. A closer inspection of the property will reveal a lovely entrance hallway with access to the garage, a utility area, a well-presented shower room and a snug/study/occasional bedroom with French doors opening out onto the courtyard.

To the first floor is a lovely light and neutrally decorated lounge, with a dining area and a modern fitted kitchen with built-in appliances. On the 2nd floor is a principal bedroom with a dressing area, a further bedroom and a Jack and Jill bathroom with bath and separate shower.





Outside, an impressive gated entrance leads into the development, with a private driveway leading to a parking area with allocated owners' and visitors' parking. A private walled courtyard garden offers a great space for entertaining and space for a shed.

#### ACCOMMODATION

Having entrance door opening into the hallway:

#### HALLWAY

Has attractive stairs off to the first floor with stainless steel balustrades and light oak hand rail, wood effect flooring, useful storage cupboard, door to ground floor shower room, snug/study/occasional bedroom, and a further door opening into the garage.

#### GARAGE

Has remote door, power, light and water supply.

#### SNUG/STUDY/OCCASIONAL BEDROOM

2.65m width x 2.96m (8'8" width x 9'8")

Has French doors opening out onto the rear terrace, recessed ceiling down lights and radiator.

#### SHOWER ROOM

1.85m max 1.43m x 1.86m (6'0" max 4'8" x 6'1")

Has wood effect flooring, fully tiled corner shower enclosure with glazed doors, W.C., vanity unit with shelving, tiled splashbacks, chrome heated towel rail and recessed ceiling down lights.

#### FIRST FLOOR

#### LANDING

With stairs off to the second floor and a door opening through to the superb open plan lounge, dining area and kitchen.

#### LOUNGE AREA

4.26m to window x 2.91m min 4.94m max (13'11" to window x 9'6" min 16'2" max)

Has two windows to the front aspect, radiator, wall light points and recessed ceiling down lights.

#### KITCHEN AND DINING AREA

3.20m x 4.96m max width (10'5" x 16'3" max width )

Has a window looking out over the rear courtyard and is fitted with an extensive range of base cupboards, drawers, wall mounted cabinets, glass display units and floating illuminated shelving, Corian



worktops are inset with a four ring Hotpoint gas hob and sink with mixer taps over. Integrated appliances include a dishwasher, fridge, freezer, oven, microwave and coffee machine. There are attractive tiled splashbacks, recessed ceiling downlights and extractor hood.

## SECOND FLOOR

### LANDING

With door opening through to the master bedroom.

### MASTER BEDROOM

4.23m to window x 2.93m min 4.95m max (13'10" to window x 9'7" min 16'2" max)

A window to the front aspect, recessed ceiling down lights, radiator and built in wardrobes providing hanging space and shelving, a door leads through to the Jack and Jill bathroom.

### JACK AND JILL BATHROOM

2.25m width x 1.93m min 2.71m max (7'4" width x 6'3" min 8'10" max)

Is equipped with a bath with mixer taps over, vanity unit with hand wash basin inset and storage beneath, fully tiled corner shower enclosure with glazed screen, W.C. and chrome heated towel rail. There are tiled surrounds and recessed ceiling down lights. A door leads through to bedroom two.

### BEDROOM TWO

2.61m x 3.24m (8'6" x 10'7")

Has a Velux window to the rear aspect, recessed ceiling down lights, loft access point and built in hanging rail with shelving.

### OUTSIDE

The property front sits back behind a secure gated entrance with a communal parking area with allocated parking, also allowing for visitors parking spaces. To the side of the property is a private courtyard, which is superb for entertaining and has ample space for patio

table, chairs and sofas. The property is quite unique in having this walled and enclosed courtyard garden.

### COUNCIL TAX BAND

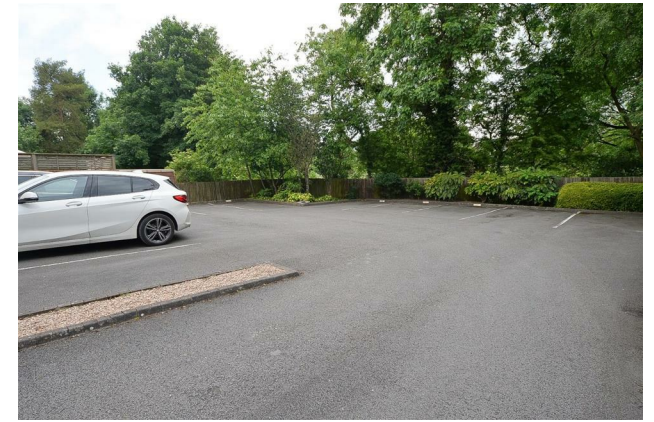
South Derbyshire District Council - Band D

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



## CONSTRUCTION

Standard Brick Construction

## CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy

Electric - Octopus Energy

Water - Mains - South staffs water

Sewage - Mains

Broadband supplier - Now TV

Telephone - BT

Broadband - BT

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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