

# Newton Cottages, Scropton

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Offers in excess of  
**£250,000**



This property at a glance:



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## Sam says:

This cottage has a lovely feel about it, on entering into the kitchen which has been re-fitted relatively recently, it is modern but still feels in keeping with the home and its traditional features.

The two reception rooms are both a great size, one having a gorgeous open fireplace and the other having a multi-fuel burner, both are currently being used as sitting rooms however one could be used as a family dining room. Upstairs bedroom one is a really bright bedroom having large dual aspect windows. There are two further double bedrooms, one having fitted wardrobes. The home has driveway parking for two cars and the yard area has been split by the current owners however could be opened back up to make a much bigger space. What I especially love about the cottage is the beams on the ceiling and the fact there is easy access to many popular areas.



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## Did you spot...

This home benefits from having a bathroom downstairs and a shower room upstairs



## A message from the seller:

*"Our house is like coming home to a warm hug in the winter and a nice cool space in the summer. I have loved living here as everyone is so friendly. We have lived here for 9 year and have made some very fond memories and firm friends. It is great for Derby, Burton-upon-Trent, Uttoxeter, Ashbourne, Derbyshire Dales and surrounding areas without travelling for hours I would happily stay put but circumstances change and a new chapter is calling. I hope the next owners will cherish our house as much as we have."*





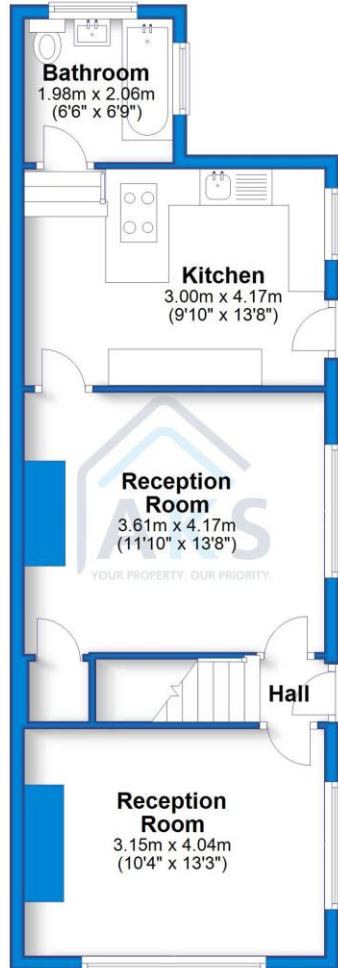
# Floor Plan



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## Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



## First Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



Total area: approx. 95.9 sq. metres (1031.7 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	73	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Key Features:

- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- MULTI-FUEL AND LOG BURNER
- THREE DOUBLE BEDROOMS
- EPC RATING C



## About the area:

Scropton is a village in the Dove valley in the south of Derbyshire. It is close to the villages of Hatton and Tutbury which have all the amenities you may need, there is also a train station in Hatton for easy commuting. Scropton is a lovely village with lots of countryside walks.



## Schools:

There are primary schools in the neighbouring villages of both Tutbury and Hatton. The village is served by secondary schools in Etwall and Burton-upon-Trent.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

Click [here](#) to watch the property video

