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The Laurels, Brook Lane, Scropton,
Derbyshire

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Brook Lane, Derby, DE65 5PN

Price £1,100,000



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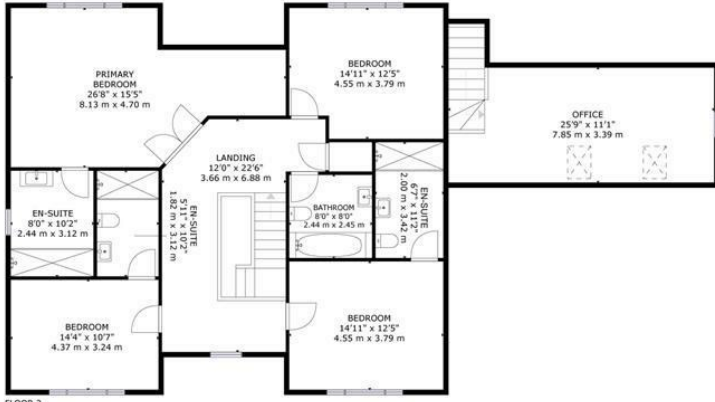
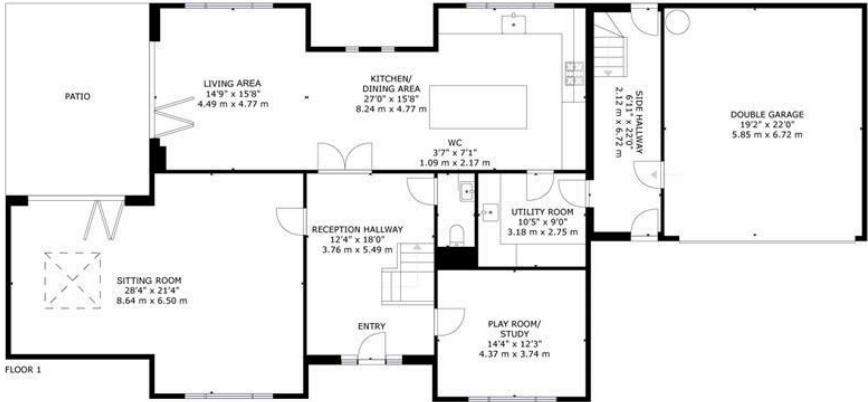
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Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 1829 sq.ft, 170 m², FLOOR 2: 1765 sq.ft, 164 m²
 EXCLUDED AREAS: DOUBLE GARAGE: 419 sq.ft, 39 m²
 TOTAL: 3594 sq.ft, 334 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







HIGH SPECIFICATION CONTEMPORARY NEW BUILD HOME - A most spacious new build contemporary home, offering around 3500 square feet of beautifully appointed high specification living accommodation, occupying a generous plot of around 0.9 of an acre and set within this exclusive private road position of prestigious modern homes with stunning views towards Tutbury Castle.

This property has the benefit of an NHBC builders guarantee and offers a high level of energy efficiency with air source heat pump heating system, underfloor heating and quality flush casement uPVC double glazing.

In brief the accommodation comprises: ground floor with underfloor heating: spacious reception hallway, contemporary wc, play room, spacious sitting room, most spacious 41ft open plan living dining kitchen with beautifully appointed kitchen with integrated appliances, dining island and quartz worksurfaces, separate utility room, side hallway and superb home office.

The spacious first floor galleried landing gives access to four generous double bedrooms, three contemporary en-suites and a contemporary bathroom.

Outside, the property has a generous plot of around 0.9 of an acre with large driveway leading to a double garage with remote electric door. The property has beautiful paved seating areas and will have beautiful lawned gardens with laurel hedging and a fenced boundary.

- High Specification Contemporary New Build Home
- Set within Generous Plot of Around 0.9 Acre
- Underfloor Heating, Air Source Heat Pump & Double Glazed
- Stunning 41ft Open Plan Living Dining Kitchen & Separate Utility Room
- Double Garage, Side Hallway & Superb Home Office
- Prestigious Private Road of Exclusive Homes
- Incredibly Spacious Accommodation of around 3500 Square Feet
- Reception Hallway, WC, Play Room & Sitting Room
- Four Generous Double Bedrooms, Three En-Suites & Bathroom
- Views Towards Tutbury Castle







LOCALITY & AMENITIES

Scropton is a parish in South Derbyshire comprising of the villages of Scopton and Foston. Scropton village is situated on the edge of the Dove Valley leading to the Derbyshire Dales and Peaks within the village of Scropton. There are fantastic road and rail links, being only one mile from the A50 and 1.5 miles away from Tutbury and Hatton Railway Station, which has links to Derby, Crewe and onward travel to Birmingham, Manchester and London.

Close by you can find the historically quaint village of Tutbury, with its medieval castle and a parade of shops, cafes, bistro and public houses. The exquisite Sudbury Hall is one of many local National Trust Properties and is only two miles away. You will also be just a 30 minute drive from Alton Towers.

Nearby Schools include, Hatton Heath Fields Primary, Church Broughton Primary, Richard Wakefield Tutbury Primary, John Port Academy, Etwahl and the newly opened John Taylor Free School. There are also two local private schools, Repton Public School and Denstone College.

THE ACCOMMODATION

GROUND FLOOR

Reception Hallway

18'0 x 12'4 (5.49m x 3.76m)

Entrance through composite double glazed entrance door into the reception hallway. with built-in footmat, uPVC double glazed flush casement side panelled windows to either side, built-in cupboard housing the under floor heating manifold, marble effect porcelain tiled floor with underfloor heating, recessed LED downlighters, smoke alarm, beautiful contemporary staircase with oak handrail, inset contemporary glass with stainless steel fittings. Contemporary engineered oak doors giving access to the downstairs wc, play room, sitting room and superb open plan living dining kitchen.

Contemporary WC

Fitted with a two-piece suite comprising low level WC with gold push button flush, ceramic wash hand basin with gold Monobloc mixer tap standing on a blue panelled vanity unit below with double opening doors. Marble effect porcelain tiled floor with under floor heating, recessed LED downlighters and extractor fan.

Sitting Room

28'4 x 21'4 maximum (8.64m x 6.50m maximum)

Grey wood grain effect Kardean style herringbone flooring with under floor heating, recessed LED downlighters, TV and telephone points and uPVC double glazed flush casement window to the front elevation. Glass lantern and aluminium bi-folding doors opening out onto the rear garden.

Play Room

14'4 x 12'3 (4.37m x 3.73m)

Recessed LED downlighters and uPVC double glazed flush casement window to the front elevation.

Superb Open Plan Living Kitchen

41'9 x 15'8 maximum (12.73m x 4.78m maximum)

Overall measurement of open plan area.

Living Dining Area

Porcelain marble effect tiling to the floor with under floor heating, three uPVC double glazed flush casement windows to the rear elevation and aluminium bi-folding doors giving access through to the rear garden.

Kitchen Area

Fitted with beautiful panelled kitchen with gold handles, two tone units with light grey and a dark blue central dining island, marble effect Quartz work surface over with a matching splashback and Belfast style sink with gold Quooker boiling hot water mixer tap. Integrated appliances comprising Bosch integrated electric oven, Bosch integrated combination oven, Bosch induction ring hob with marble effect splashback and extractor unit over. Integrated dishwasher, integrated tall freezer and integrated tall fridge. The dining island with contrasting dark blue units again with gold handles and marble effect Quartz work surface, built-in drawer units, cupboards and integrated CDA two zone wine cooler. Marble effect porcelain tiled floor with under floor heating, recessed LED downlighters, smoke alarm and uPVC flush casement window to the rear elevation. Engineered oak door giving access through to a:

Utility Room

10'5 x 9'0 (3.18m x 2.74m)

Fitted with light grey panelled units with gold handles, Quartz marble effect work surface over, low level appliance space and plumbing for an automatic washing machine and space for tumble dryer. Undermounted sink with gold swan necked style mixer tap. Tall integrated fridge freezer, tall built-in storage cupboards, recessed LED downlighters, extractor fan and engineered oak door giving access through to the side hallway.

Side Hallway

22'0 x 6'11 (6.71m x 2.11m)

Grey wood grain Kardean style herringbone flooring, wall mounted electrical fuse box, smoke alarm, recessed LED downlighters, composite double glazed door with obscure glazed window to the front and rear of the hallway, staircase leading through to the home office above the garage and a contemporary engineered oak door giving access to the double integral garage.

FIRST FLOOR

Spacious Galleried Landing

22'6 x 12'0 (6.86m x 3.66m)

Fitted with uPVC flush casement window to the front elevation, recessed LED downlighters, radiator, loft access, smoke alarm and contemporary engineered oak doors giving access through to all four bedrooms and bathroom. Double opening engineered oak doors giving access through to the:

Primary Bedroom

26'8 x 15'5 (8.13m x 4.70m)

Fitted with radiator, uPVC double glazed flush casement window to the rear elevation and recessed LED downlighters. Contemporary engineered oak door giving access through to a:

Contemporary En-Suite Shower Room

10'2 x 8'0 (3.10m x 2.44m)

Fitted with double walk-in shower with glazed shower screen with gold wall mounted shower fitting with shower attachment and rain shower head above, low levelwc with gold push button flush, wide ceramic wash hand basin with gold Monobloc mixer tap standing on a dark blue vanity unit with gold handles, ladder style chrome heated towel rail, wall mounted LED backlit mirror, marble effect porcelain tiling to the walls and floor, recessed LED downlighters and uPVC obscure glazed flush casement window to the side elevation.

Bedroom Two

14'11 x 12'5 (4.55m x 3.78m)

Fitted with radiator, uPVC double glazed flush casement window to the front elevation, recessed LED downlighters and contemporary engineered oak door giving access through to a:

Contemporary En-Suite Shower Room

11'2 x 6'7 (3.40m x 2.01m)

Fitted with low level WC with gold push button flush, ceramic wash hand basin with gold Monobloc mixer tap standing on a blue panelled vanity unit with gold handles, double width walk-in shower with gold wall mounted shower fitting with shower attachment and rain shower head above, chrome ladder style heated towel rail, wall mounted LED backlit mirror, recessed LED downlighters and marble effect porcelain tiling to the floor and walls.

Bedroom Three

14'4 x 10'7 (4.37m x 3.23m)

Fitted with radiator, uPVC double glazed flush casement window to the front elevation and contemporary engineered oak door giving access through to a:

Contemporary En-Suite Shower Room

10'2 x 5'11 (3.10m x 1.80m)

Fitted with a white three-piece suite comprising low level WC with push button flush, ceramic wash hand basin with gold Monobloc mixer tap standing on a blue panelled vanity unit with gold handles, double walk-in shower with gold wall mounted shower fitting with shower attachment and rain shower head above. Monochrome heated ladder style towel rail, wall mounted LED backlit mirror, recessed LED downlighters and marble effect porcelain tiling to the floor and walls.

Bedroom Four

14'11 x 12'5 (4.55m x 3.78m)

Fitted with radiator and uPVC double glazed flush casement window to the rear elevation.

Contemporary Bathroom

8'0 x 8'0 (2.44m x 2.44m)

Fitted with a panelled bath, ceramic wash hand basin with gold Monobloc mixer tap standing on a blue panelled vanity unit with double opening cupboard below with brass handles and low level WC with brass effect push button flush. Monochrome ladder style heated towel rail, wall mounted LED backlit mirror, recessed LED downlighters, porcelain marble effect porcelain tiling to the floor and walls and extractor fan.

SECOND STAIRCASE TO FIRST FLOOR

Stairs from the side hallway leading up to the:

Superb Home Office

25'9 x 11'1 into eaves (7.85m x 3.38m into eaves)

Vaulted ceiling with recessed LED downlighters, two Velux double glazed windows to the front elevation, uPVC double glazed flush casement window to the side elevation and radiator.

OUTSIDE

Frontage & Driveway

Generous driveway leading to a the double garage and lawned foregarden.

Double Integral Garage

22'0 x 19'2 (6.71m x 5.84m)

Fitted with electric remote control door and internal door into the side hallway.

Gardens & Plot

The property has a generous plot of around 0.9 of an acre and has large paved seating areas and will have beautiful mainly lawned garden with laurel hedging and a fenced boundary.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.



Energy Performance Graph

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

Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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