



**Plot 1 The Hawthorns, Scropton Derby DE65 5PP**

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A beautifully crafted four-bedroom detached family home offering elegant living space, featuring a stunning open-plan kitchen/living/dining room, sitting room, study, garden and a generous driveway with a garage—all set within the peaceful village of Scropton, surrounded by open countryside.



### Entrance Hall

A bright and welcoming entrance space with modern flooring, feature lighting and access to all principal ground-floor rooms. The staircase rises gracefully to the first floor.

### Sitting Room

16' 5" x 10' 2" ( 5.00m x 3.10m )

A beautifully presented dual-aspect room featuring a charming bay window, providing a cosy yet sophisticated space ideal for relaxing or entertaining.

### Study

6' 3" x 6' 2" ( 1.91m x 1.88m )

A perfectly placed home office with natural light—ideal for remote working, reading or private study.

### Kitchen/Living/Dining Room

33' 1" x 12' 8" ( 10.08m x 3.86m )

The showpiece of the home.

This superb open-plan space features a contemporary kitchen with central island and integrated appliances, defined living and dining areas, two sets of French doors leading to the rear garden, abundant natural light and views over the countryside.

A sociable, versatile and luxurious environment for family life.

### Utility

9' 9" x 5' 9" ( 2.97m x 1.75m )

A practical and well-designed utility room with exterior access—ideal for muddy boots, laundry and household storage.

### Ground Floor W/C

A stylish and convenient cloakroom with a W/C and wash hand basin

### Landing

Double height ceilings as you ascend the stairs to the first floor open to the spacious landing, which allows access to all four bedrooms, the family bathroom, and the airing cupboard.

### Main Bedroom

12' 8" x 10' 9" ( 3.86m x 3.28m )

A generous, beautifully decorated principal suite with countryside views and direct access to the spacious separate dressing room, and further, the en-suite shower room

### En-Suite

9' 9" x 3' 11" ( 2.97m x 1.19m )

A modern, high-quality en-suite with walk-in shower, vanity wash basin and premium tiling.

### Bedroom Two

10' 10" x 8' 8" ( 3.30m x 2.64m )

A bright double room with space for freestanding furniture and relaxing views.

### Bedroom Three

10' 10" x 8' 8" ( 3.30m x 2.64m )

Another well-proportioned double bedroom, ideal as a child's bedroom or secondary workspace.

### Bedroom Four

10' 2" x 9' 9" ( 3.10m x 2.97m )

A versatile bedroom suitable for a nursery, study, guest bedroom or dressing room.

### Family Bathroom

9' 9" x 5' 7" ( 2.97m x 1.70m )

A contemporary and stylish suite featuring modern tiling, vanity sink unit, heated towel rail and shower-over-bath with glass screen.

### Outside

The exterior of The Hawthorns presents an immaculate and attractive façade, combining contemporary design with traditional charm. Set behind a landscaped frontage, the home features a generous driveway offering ample parking and a spacious garage.

The rear garden is private and neatly enclosed, enjoying open views across the adjoining countryside. With its clean architectural lines, quality brickwork and well-planned outdoor space, the property makes an impressive first impression and offers a peaceful, rural setting to complement its modern interior.

### Local Area

Scropton is a charming and peaceful Derbyshire village surrounded by rolling fields and farmland, offering the perfect balance of rural living and excellent connectivity.

Close to Hilton, Tutbury and Hatton, providing local shops, cafés, pubs and daily amenities, and great transport links via the A50, A38 and nearby rail connections at Tutbury & Hatton. There are highly regarded schools in the surrounding villages, with good primary and secondary options, beautiful countryside walks directly from the doorstep, ideal for families, dog walkers and outdoor enthusiasts and the village is within easy reach of Derby, Burton-upon-Trent and Uttoxeter, providing wider shopping, dining and leisure opportunities

Scropton delivers a relaxed village lifestyle while remaining practical for commuters and families alike.



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## Plot 1 The Hawthorns, Scropton Derby

- IMPRESSIVE FOUR-BEDROOM DETACHED NEW BUILD HOME
- EXPANSIVE OPEN PLAN LIVING/KITCHEN/DINER WITH UTILITY
- SEPARATE SITTING ROOM AND STUDY
- PRINCIPLE SUITE WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
- STYLISH FAMILY BATHROOM AND DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: Deleted

**£525,000**



Please note the marker reflects the  
postcode not the actual property

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