





Offered to the market with vacant possession and no upward chain, this detached three-bedroom family home occupies a desirable position in the heart of Scropton and presents an exciting opportunity for purchasers seeking a property with scope to modernise and add value.

The accommodation includes a spacious dual-aspect living room with log-burning fireplace, a fitted kitchen/dining room, separate utility room, guest cloakroom, three well-proportioned bedrooms, and a family bathroom. Further benefits include an integral garage, generous storage throughout, and enclosed rear gardens.

Whilst well maintained, the property offers an abundance of potential for cosmetic improvement and reconfiguration, allowing buyers to create a home tailored to their own tastes and requirements.

Ideally situated within this sought-after village location, the property enjoys excellent access to the A50 and surrounding road networks, providing convenient links to Derby, Stoke-on-Trent, Uttoxeter, and beyond. A rare opportunity to acquire a detached home in a popular village setting with significant potential for enhancement.

Viewing by appointment only



ABODE
SALES & LETTINGS

Entrance Hallway

A welcoming entrance hallway accessed via a PVC front entrance door with a frosted UPVC double-glazed window to the front elevation. A balustraded dog-leg staircase rises to the first-floor landing, whilst a useful understairs storage cupboard provides practical storage space. The hallway also benefits from a central heating radiator and doors leading to the principal ground floor accommodation.

Lounge

A spacious dual-aspect reception room enjoying views over both the front and rear elevations. Natural light floods the room through a UPVC double-glazed window to the front and a UPVC double-glazed door with adjoining side panel opening directly onto the rear garden. The focal point of the room is a bespoke open fireplace within an attractive fireplace with tiled hearth and timber mantel. Further features include two central heating radiators and a television aerial point.

Kitchen/Diner

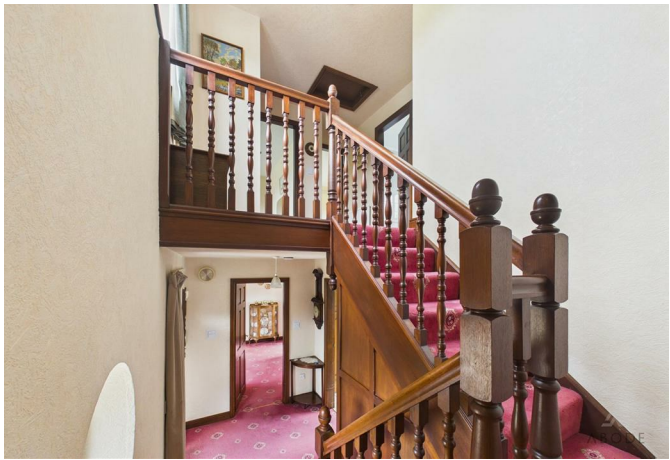
A well-appointed kitchen and dining space overlooking the rear garden via a UPVC double-glazed window. Fitted with a comprehensive range of matching wall and base units complemented by work surfaces and tiled flooring throughout. Integrated appliances include a one-and-a-half bowl composite sink with mixer tap, electric hob with extractor hood above, oven and grill, together with an integrated fridge and freezer. The room also benefits from a central heating radiator, telephone point, and access to the adjoining utility room.



Utility Room

Providing additional storage and workspace, the utility room is fitted with matching wall and base units, work surfaces, and a stainless steel sink unit. There is plumbing and space for under-counter appliances, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.







Integral Garage

Accessed internally from the kitchen, the garage offers excellent versatility and benefits from power, lighting, a central heating radiator, and a UPVC double-glazed window to the rear elevation. Double garage doors provide vehicular access from the front, whilst an internal staircase leads to a useful loft storage area. A further internal door leads to the ground-floor cloakroom.

Guest Cloakroom

Fitted with a low-level WC, central heating radiator, and a frosted UPVC double-glazed window to the rear elevation.

Landing

A bright landing area with a UPVC double-glazed window to the front elevation, loft access, central heating radiator, and an airing cupboard housing the hot water cylinder with shelving above. Doors provide access to all first-floor rooms.

Bedroom One

A generous double bedroom positioned to the front elevation, featuring a UPVC double-glazed window, central heating radiator, and television aerial point.

Bedroom Two

A well-proportioned second bedroom with a UPVC double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom Three

A versatile third bedroom with a UPVC double-glazed window to the rear elevation and a central heating radiator.

Family Bathroom

Fitted with a four-piece suite comprising a low-level WC, wash hand basin, panelled bath with mixer tap, and a separate shower enclosure with electric shower. Complementary wall tiling, a central heating radiator, and a frosted UPVC double-glazed window complete the space.













Floor 0

Approximate total area⁽¹⁾
126.8 m²
1367 ft²

Reduced headroom
0.8 m²
9 ft²



Floor 1

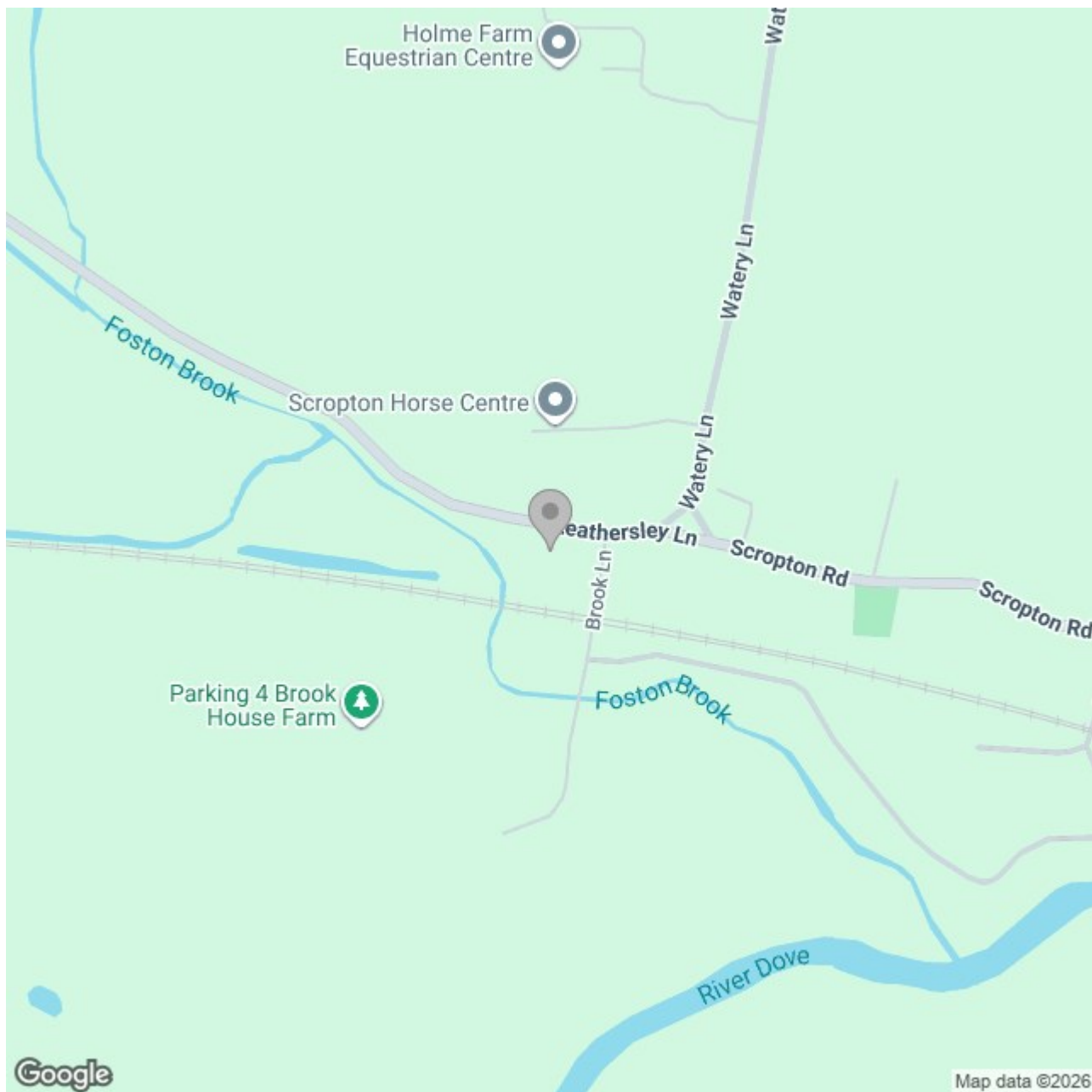
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	