



Plot 10 The Hawthorns, Scropton Derby DE65 5PP

welcome to

Plot 10 The Hawthorns, Scropton Derby

FLOORING INCLUDED WORTH OVER £9000

£1500 LEGAL FEES CONTRIBUTION

Set within an exclusive, high-quality development of just nine properties, this four-bedroom detached family home has been beautifully designed and is available to reserve now.



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 10 The Hawthorns, Scropton Derby

- IMPRESSIVE FOUR-BEDROOM DETACHED NEW BUILD HOMES FROM £500,000 **ONLY 7 PLOTS REMAINING**
- FLOORING INCLUDED WORTH OVER £9000 AND £1500 LEGAL FEES CONTRIBUTION
- SET WITHIN AN EXCLUSIVE, HIGH QUALITY VILLAGE DEVELOPMENT CLOSE TO AMENITIES AND TRAVEL LINKS
- OPEN PLAN LIVING/KITCHEN/DINER WITH UTILITY
- DOWNSTAIRS W/C, FAMILY BATHROOM, AND MASTER EN-SUITE

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

from

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR109527 - 0005

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