

# Watery Lane, Scropton

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Offers in excess of  
**£500,000**



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This property at a glance:



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# Watery Lane, Scropton



## Jodie says:

“I love the setting of this four-bedroom detached home on Watery Lane in Scropton. It’s one of those locations that really does offer the best of both worlds – surrounded by open countryside, yet just a short drive from Hatton and Sudbury, where you’ll find great transport links and everyday amenities close at hand.

I like how the property is set back with a spacious driveway and garage, making it practical as well as attractive. Step inside and I think you’ll instantly feel how warm and inviting the house is. The front living room is a lovely cosy space, with a log burner that’s perfect for the winter months and a large bay window that brings in plenty of natural light.

I love how double doors open through to the kitchen-dining space, which really is the heart of the home. The modern kitchen looks out over the garden and includes a breakfast bar, and I like how there’s ample space for a large dining table – ideal for family life and entertaining. There’s also a conservatory, which I think is perfect for the summer months, leading out to a covered seating area so the outdoor space can be enjoyed come rain or shine.

Outside, I like how the garden has been thoughtfully sectioned. There’s a patio area for seating, a lawned area, a charming fish pond, and an archway that leads through to a useful storage area at the back.

Overall, I think this is a gorgeous family home in a semi-rural setting that’s hard to beat”.

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## Did you spot...

This beautiful family home is situated in a rural location with views across fields



## A message from the seller:

"We hope you will love our house and beautiful garden as much as we have. We have loved living here with its far reaching countryside views easy access to local transport links for the Peak District towns and major cities. We have amazing neighbours and will miss the friendly and welcoming local community but it is time for us to move on to the next stage of our lives by the coast".

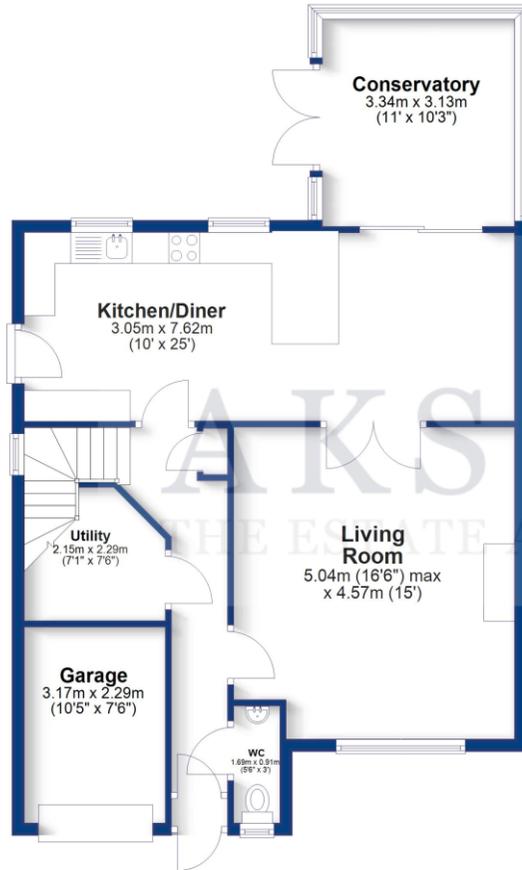
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# Floor Plan

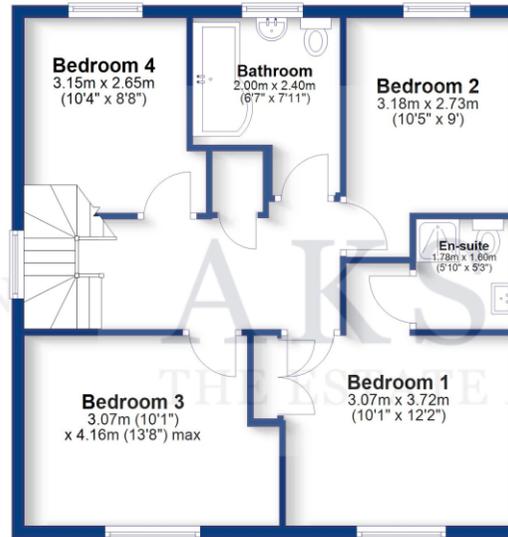
## Ground Floor

Approx. 80.9 sq. metres (870.9 sq. feet)



## First Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 146.7 sq. metres (1579.0 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- 4 BEDROOM DETACHED HOME
- INTEGRAL GARAGE AND DRIVEWAY PARKING FOR AT LEAST 3 VEHICLES
- BEAUTIFUL RURAL LOCATION WITH FIELD VIEWS
- EN-SUITE TO BEDROOM 1
- KITCHEN DINER AND CONSERVATORY TO THE REAR
- UTILITY ROOM
- LANDSCAPED GARDEN WITH SPACE FOR SHEDS AND VEGETABLE PATCHES
- EPC RATING TBC



## About the area:

Scropton Village is a lovely country location, with some fantastic places to walk. Conveniently positioned near amenities in the villages of Hatton and Sudbury, including shops, a post office, a primary school, and local pubs. Also nearby is Tutbury with its historic castle and independent shops. Scropton has excellent transport links providing easy access to Burton upon Trent, Uttoxeter and Derby.



## Schools:



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

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

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

