



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

**welcome to**

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FLOORING INCLUDED WORTH OVER £9000

£1500 LEGAL FEES CONTRIBUTION

Offering four double bedrooms, spacious living accommodation, a spacious wrap-around garden, and a driveway with a double garage, this family home is ready to view and reserve. Don't miss out on making this your next home.



### **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 surrounding 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.

### **First Floor 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 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**

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

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

### **Bedroom Three**

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

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 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 double garage. The rear garden is private and wraps around the property, enjoying open views across the surrounding 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 South Derbyshire village, surrounded by rolling fields and farmland, offering the perfect balance of rural living and modern convenience of 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 in Tutbury & Hatton. There are highly regarded schools in the surrounding villages, with good primary and secondary options, being in the catchment area for John Port Spencer Academy. The beautiful countryside walks just a stone's throw away are 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 5 The Hawthorns, Scropton Derby

- SET WITHIN AN EXCLUSIVE, HIGH-QUALITY VILLAGE DEVELOPMENT - ONLY 7 PLOTS REMAINING
- FLOORING INCLUDED WORTH OVER £9000 AND £1500 LEGAL FEES CONTRIBUTION
- IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME ON A GENEROUS CORNER PLOT
- EXPANSIVE OPEN-PLAN KITCHEN/LIVING/DINING ROOM WITH UTILITY
- SEPARATE SITTING ROOM AND STUDY

Tenure: Freehold EPC Rating: Exempt

# £550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109529 - 0003

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