



**Plot 6 The Hawthorns, Scropton Derby DE65 5PP**

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## Plot 6 The Hawthorns, Scropton Derby

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.



## 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 6 The Hawthorns, Scropton Derby

- **\*\*ONLY 7 PLOTS REMAINING\*\***
- EXCLUSIVE RURAL DEVELOPMENT OF JUST 9 HIGH SPECIFICATION FOUR-BEDROOM DETACHED HOMES
- EXPANSIVE OPEN PLAN KITCHEN DINER WITH UTILITY
- SEPARATE SITTING ROOM AND STUDY
- MASTER EN-SUITE, STYLISH FAMILY BATHROOM AND DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: Exempt

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109528 - 0002

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