



Plot 8 The Hawthorns, Scropton Derby DE65 5PP

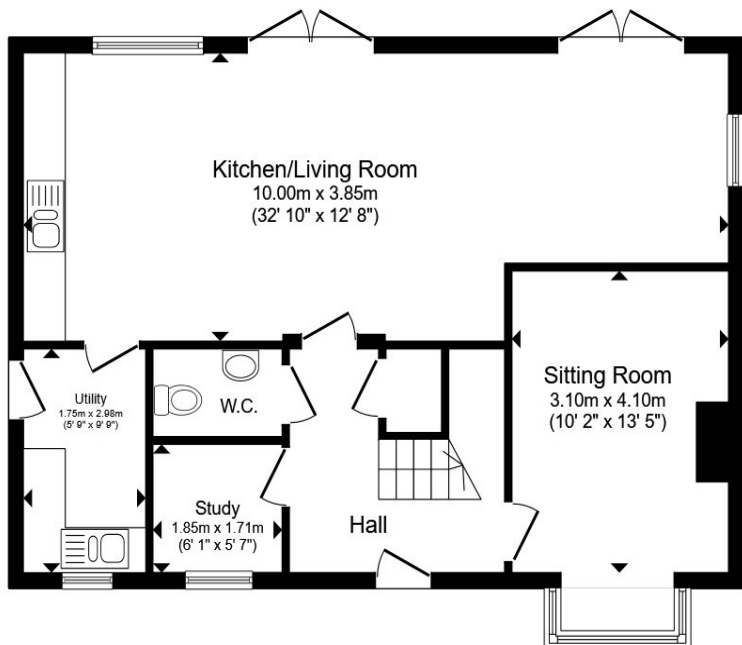
welcome to

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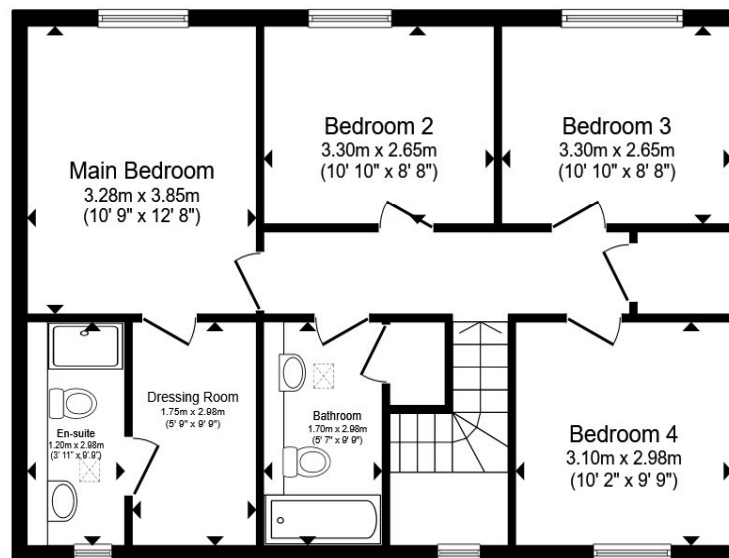
A RANGE OF INCENTIVES AVAILABLE – GET IN TOUCH TODAY!

FLOORING INCLUDED WORTH OVER £9000





Ground Floor



First Floor

Total floor area 140.9 m² (1,517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Hall
Sitting Room
Study
Kitchen/Living/Dining Room
Utility
Ground Floor W/C
Landing
Main Bedroom
En-Suite
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom
Outside
Local Area
Agents Note

welcome to

Plot 8 The Hawthorns, Scropton Derby

- SET WITHIN AN EXCLUSIVE, HIGH QUALITY VILLAGE DEVELOPMENT **ONLY 6 PLOTS REMAINING**
- FLOORING INCLUDED WORTH OVER £9000
- IMPRESSIVE FOUR-BEDROOM DETACHED NEW BUILD HOME
- EXPANSIVE OPEN PLAN LIVING/KITCHEN/DINER WITH UTILITY
- SEPARATE SITTING ROOM AND STUDY

Tenure: Freehold EPC Rating: Exempt

£545,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR109792



Property Ref:
MVR109792 - 0002

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CALL BAGSHAWS RESIDENTIAL MICKLEOVER FOR MORE INFORMATION AND TO RESERVE A VIEWING SLOT.

The exclusive development of The Hawthorns presents an exceptional opportunity to acquire a meticulously designed detached family home in the picturesque village of Scropton.

Thoughtfully laid out across two spacious floors and finished to an outstanding specification, this stylish new-build balances modern comfort with timeless charm.

The heart of the home is the open-plan kitchen/living/dining room. With a central island, high-quality cabinetry and generous living and dining zones, and a utility, this is a social and versatile space perfect for everyday family life. A separate dual-aspect sitting room offers a quieter retreat, while a dedicated study provides an ideal space for remote working.

The ground floor W/C provides a convenient cloakroom to guests.

Upstairs, the property continues to impress. The main bedroom benefits from a dressing room and a contemporary en-suite. Three further well-proportioned bedrooms are served by a family bathroom featuring modern tiling and premium fixtures.

Externally, the property enjoys a landscaped frontage, generous driveway parking with a garage and a private rear garden with countryside views.

The home forms part of a small development of high-quality properties, designed to complement the rural surroundings while offering all the conveniences of modern living.



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