



## Main Street

Scropton, Derby, DE65 5PQ

### REFINED COUNTRYSIDE LIVING – SPACIOUS & ELEGANT FAMILY HOMES

Located within a prestigious private countryside development, Plots 3, 8, and 10 (House Type 3) offer an exquisite blend of modern design and rural tranquility. These four-bedroom detached homes provide spacious interiors, high-quality finishes, and a layout designed for contemporary family life.

£530,000

# Main Street

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- Countryside Development
- Oak Framed Front Porch
- Bi Fold Doors
- Viewing Via Agents
- High Specification Homes
- Open Plans Kitchen Diner
- Two Bathrooms
- Single Garage
- Master Suite
- Under Floor Heating Where Specified

Register Your Interest Now

Location Highlights

Commuter Accessibility



Directions



|                           |                           |
|---------------------------|---------------------------|
| Living / Dining / Kitchen | 6.36m x 5.07m             |
| Utility                   | 2.30m x 1.70m             |
| Sitting                   | 5.07m x 3.33m             |
| Study                     | 2.37m x 2.31m             |
| Hall                      | 6.36m (max) x 3.57m (max) |
| W/C                       | 2.28m x 1.80m             |
| <b>First Floor</b>        |                           |
| Master Bedroom            | 5.07m x 3.33m             |
| En-suite                  | 2.05m x 1.57m             |
| Bedroom 2                 | 5.07m x 3.07m             |
| Bedroom 3                 | 3.87m x 3.08m             |

# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Racecourse Chambers Town Meadow Way, Uttoxeter, Staffordshire, ST14 8EW  
 Tel: 01889 567777 Email: [uttoxeter@abodemidlands.co.uk](mailto:uttoxeter@abodemidlands.co.uk) <https://www.abodemidlands.co.uk>

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