



## 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

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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



FIRST FLOOR

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.

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		
England & Wales		
EU Directive 2002/91/EC		