



## Main Street

Scropton, Derby, DE65 5PQ

### ELEGANT COUNTRYSIDE RETREAT – A STUNNING FOUR-BEDROOM HOME

Situated within an exclusive private countryside development, Plot 2 (House Type 4) is a beautifully designed four-bedroom detached home that offers a seamless blend of luxury, comfort, and practicality. With generous living spaces and high-end finishes, this home is perfect for those seeking a peaceful yet well-connected lifestyle.

Asking Price £525,000

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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		5.30m x 3.07m
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	

  

First Floor	
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
Bedroom 4	4.21m x 2.37m

## 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	