

Newton Cottages

Scropton, Derby, DE65 5PN



Enjoying an excellent village location, this charming, characterful and spacious cottage enjoys the convenience of a contemporary kitchen and bathroom, having been modernised and improved by the present owners.

Guide Price £249,950

John German

Set back from the road with a gated and block paved frontage, there is side access with a timber framed porch overhead, opening into the hallway, with doors off to the two reception rooms and stairs rising to the first floor.

To the front, the main lounge enjoys dual aspect double glazed windows allowing natural light to flood the room. The second reception room is a similarly excellent size, with characterful exposed beams to the ceiling and a fireplace with log burner providing a charming focal point to the room, plus an understairs storage cupboard.

Continuing through, the refitted and smartly appointed breakfast kitchen has a range of both wall mounted and base level units, with attractive work surfaces over. There are integrated appliances including a Neff induction hob, Neff oven, one and a half bowl sink with mixer tap and further under counter appliance space. An external door gives access out to the side and steps lead down to the downstairs bathroom, beautifully appointed with tiling to the walls, it hosts a white suite comprising bath with shower over, pedestal hand wash basin and low level WC.

Upstairs, the landing gives access to the three well-proportioned bedrooms and a shower room, with bedroom one enjoying dual aspect windows and bedroom two offering a host of built in storage. Even the third bedroom is a generous size, allowing this home to be well suited to family living. The accompanying shower room is part tiled, with an enclosed shower cubicle, low level WC and hand wash basin.

As well as access from the front, there is a shared side entry with gated access. There is a small, sunny block paved patio area with space for a table and chairs or a few pots.

The property has undergone many energy saving measures, including the fitting of an air source heat pump as well as solar panels to the roof.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. No mains gas.

Useful Websites: www.southderbyshire.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29032022

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B



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Approximate total area⁽¹⁾
 911.94 ft²
 84.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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