



Draycott Road,  
Breaston, Derbyshire  
DE72 3DA

**£225,000 Leasehold**

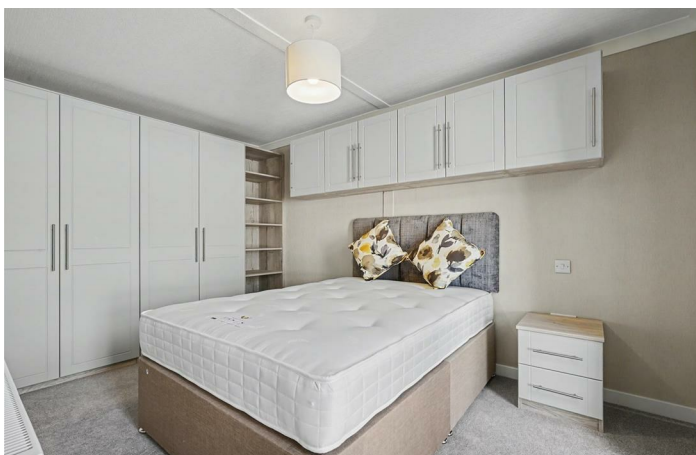


BRAND NEW STYLISH AND FULLY-FURNISHED TWO DOUBLE BEDROOM PARK HOME ON POPULAR BREASTON DEVELOPMENT FOR OVER 45'S – READY TO MOVE INTO.

Being situated on a well regarded park home development, this brand new detached park home provides two double bedroom accommodation with private garden areas surrounding the property, offering a superb and stylish home finished to a high standard throughout. Located on the ever-popular Mayfield Park Homes development, the property is within easy reach of the centre of Breaston, where there are a variety of shops, cafes, pubs and local amenities. This brand new home offers spacious and well planned accommodation and is being sold with the benefit of no upward chain. We strongly recommend an internal inspection so prospective buyers can fully appreciate both the size, finish and quality of the accommodation, as well as the lifestyle offered by this sought-after development.

The property benefits from gas central heating and double glazing throughout and includes a spacious open plan living and dining kitchen fitted with a range of modern wall and base units, a light and airy lounge area, and an inner hallway with useful storage. There are two well proportioned double bedrooms, both with fitted wardrobes, and a contemporary bathroom with quality fittings. The property is being sold fully furnished, including wardrobes to both bedrooms along with living and dining furniture, making this an ideal ready-to-move-into home. Externally, there are patio and garden areas surrounding the property, providing ideal spaces for outdoor seating and relaxing. The communal areas and roadways within Mayfield Park are maintained by the management company, with all residents contributing towards the upkeep, ensuring a well presented and attractive environment. An ideal opportunity to purchase a brand new, fully furnished home in a convenient and highly desirable village location.

Breaston is an award winning village positioned between Nottingham and Derby and has a Co-op convenience store and other shops, three local pubs, a Bistro restaurant and coffee eateries, there are more shops found in nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

2'7 x 5'7 approx (0.79m x 1.70m approx)

Composite front door with inset glazed panel, laminate flooring, UPVC double glazed door to the side, acrylic wall and ceiling panels, two courtesy wall lights and door to:

### Entrance Hall

5'7 x 4'4 approx (1.70m x 1.32m approx)

New grey carpeted flooring, double radiator, recessed LED ceiling spotlights, coving, doors to the kitchen diner, living space, shower room and two bedrooms.

### Bedroom 1

12'7 x 8'1 approx (3.84m x 2.46m approx)

Two UPVC double glazed windows to the side, new grey carpeted flooring, double radiator, ceiling light, coving, built-in contemporary wardrobes and shelving, bedside tables and overbed storage cupboards.

### Bedroom 2

4'7 x 9'7 approx (1.40m x 2.92m approx)

UPVC double glazed window to the side, new grey carpeted flooring, double radiator, ceiling light, coving, contemporary fitted wardrobes.

### Shower Room

5'1 x 7'7 approx (1.55m x 2.31m approx)

Obscure UPVC double glazed window to the side, LVT wood style flooring, LED recessed ceiling spotlights, coving, low flush w.c., towel radiator, walk-in shower enclosure with tiled splashbacks, mains fed shower, extractor fan, wall mounted contemporary sink with two drawers under and mixer tap and splashback.

### Open Plan Kitchen Diner

12'1 x 12'6 approx (3.68m x 3.81m approx)

With three UPVC double glazed windows to both sides, apex ceiling, double radiator, vinyl wood effect flooring in the kitchen area and grey carpeted flooring in the dining area, double doors with inset glazed panels leading into the lounge. The kitchen consists of grey Shaker style wall, drawer and base units to three walls, ceiling light, recessed LED ceiling spotlights, breakfast bar, laminate light wood effect roll edged work surface with stainless steel inset sink and drainer with mixer tap, USB sockets, four ring gas hob

and extractor above, stainless steel splashback, Hoover integral oven, new Worcester Bosch combi boiler.

### Lounge

12'7 x 12'7 approx (3.84m x 3.84m approx)

UPVC double glazed windows to the front and side, French doors to the decked area, grey carpeted flooring, two ceiling lights, coving, TV and internet points and integral storage units.

### Outside

Tarmac driveway for one vehicle to the side, composite high level decked area, ideal for al-fresco living.

### Directions

Proceed out of Long Eaton along Derby Road continue across the roundabout and into Breaston Village. Just after the garage on the left hand side but before the shop take the left hand turning into the development. 9239JG

### Agents Notes

The property is to be sold subject to the provisions of the 1983 Park Home Act ensuring the property is permanently in the purchasers possession. (If the site rules are complied with it can be sold and passed on). The property is designed for the semi retired and a requirement of the site is that no children or pets are permitted. There is a service charge of £215 pcm. Customers buy the home with a lifetime lease on the pitch.

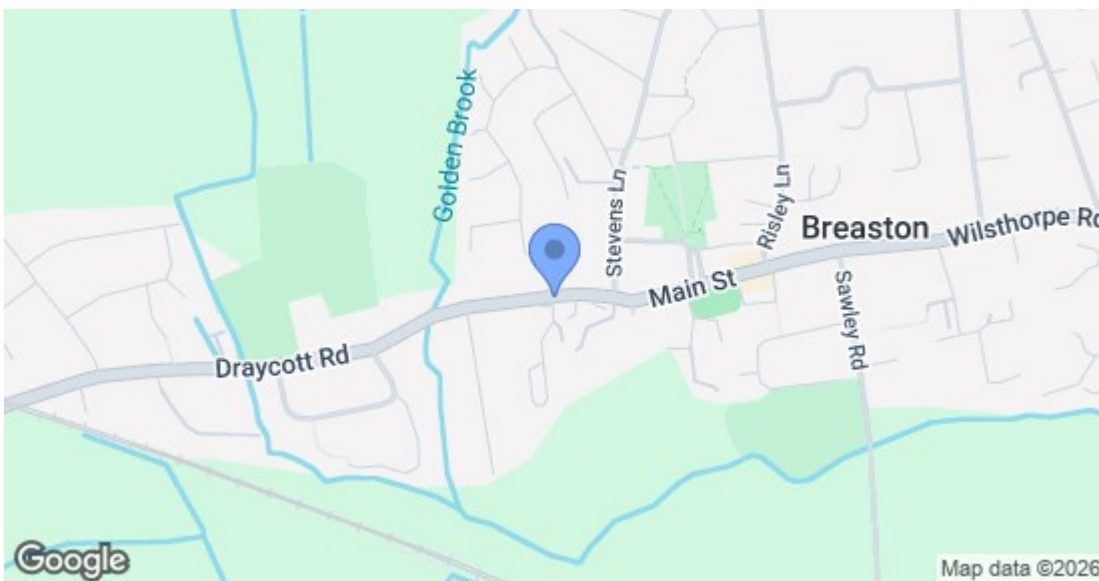




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual current and proposed above and below ground levels and floor coverings



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> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.