



Draycott Road,  
Breaston, Derbyshire  
DE72 3DA

**£179,950 Freehold**





THIS IS A LOVELY TWO BEDROOM PARK HOME PROPERTY SITUATED CLOSE TO THE CENTRE OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this two double bedroom park home property which is ready for immediate occupation without any work being needed whatsoever before a new owner takes occupation. For the size of the accommodation and privacy of the patio area to the rear to be appreciated, we recommend interested parties do take a full inspection so they are able to appreciate all that is included in this lovely home for themselves. The property is well placed for easy access to the centre of Breaston where there are a number of local shops, three pubs, a bistro restaurant and several coffee eateries.

The property stands in a slightly elevated position with the entrance being at the rear where there are steps with a hand rail leading to the doors which take you into the kitchen and the sliding doors into the main lounge/living area. The kitchen is well fitted with wall and base units and has integrated appliances and next to the kitchen there is the dining area which has sliding glazed doors leading out to the front of the property. The main living room has a feature vaulted ceiling with high level windows to the side wall and a large bay window to the front and a sliding patio door leading out to the rear. There is an inner hall which leads to the two double bedrooms, the main bedroom having a range of drawers, an adjoining dressing area with wardrobes and an en-suite shower room. The second bedroom also has a range of fitted wardrobes, a large window to the front and the main shower room has a large walk-in shower with a mains flow shower system. The property benefits from having gas central heating with the boiler having just been replaced and double glazing throughout and is therefore an efficient home to run with little maintenance work having to be carried out for the foreseeable future.

Mayfield Park is well placed for easy access to the village centre and also to Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are walks in the surrounding picturesque countryside and excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance

The main entrance door is at the rear of the property and this leads into the kitchen.

## Kitchen

9' x 8' approx (2.74m x 2.44m approx)

The well fitted kitchen has gloss finished units with stainless steel fittings and upgraded work surfaces and includes a 1½ bowl sink with mixer tap and a four ring gas hob set in a work surface which extends to two walls and has an integrated automatic washing machine, cupboards, drawers and oven below, upright integrated fridge and freezer, second L shaped work surface which has cupboards and drawers beneath, matching eye level wall cupboards and display cabinets with a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window overlooking the patio area at the rear of the property, half double glazed door leading out to the rear where there are steps to the patio, a radiator and Karndean style flooring which extends into the dining area and inner hall.

## Dining Area

9' x 9' approx (2.74m x 2.74m approx)

Double glazed sliding doors with blinds and curtains leading to steps which take you to the path which runs across the front of the property, Karndean style flooring and two radiators.

## Lounge/Sitting Room

19' x 11' approx (5.79m x 3.35m approx)

The large main reception room has a double glazed bow window with fitted blinds and curtains to the front, double glazed sliding patio doors with blinds and curtains leading out to the rear, two radiators, two double glazed windows incorporated to the side wall in the vaulted ceiling area, flame effect electric wall mounted heater, power point and aerial point for a wall mounted TV and double opening glazed doors leading into the dining area.

## Inner Hall

The inner hall has Karndean style flooring, hatch to the roof space and cornice to the wall and ceiling.

## Bedroom 1

9'10 x 9' approx (3.00m x 2.74m approx)

Double glazed bow window with fitted blinds and curtains, range of drawers extending along one wall which includes 12 drawers with a matching bedside drawer cabinet, radiator, mirror to one wall and cornice to the wall and ceiling.

## Dressing Area

Having built-in wardrobes to two walls which incorporate a radiator and also the electric consumer unit is housed within one of the wardrobes.

## Shower Room En-Suite

Having a walk-in shower with a mains flow shower system, tiling to two walls and glazed doors and protective screens, pedestal wash hand basin and low flush w.c., opaque double glazed window, radiator, mirror to one wall, extractor fan, opaque glazed window with a fitted blind, cornice to the wall and ceiling and vinyl flooring.

## Bedroom 2

9' x 9' approx (2.74m x 2.74m approx)

Double glazed full height bow window with fitted blinds and curtains to the front, range of built-in wardrobes which have a radiator and provide hanging space and shelving, radiator and cornice to the wall and ceiling.

## Shower Room

The main shower room has a large walk-in shower with a mains flow shower system, tiling to three walls and glazed sliding door and protective screen, pedestal wash hand basin with a tiled splashback and mirror to the wall above, low flush w.c., radiator with rail above, cornice to the wall and ceiling, opaque double glazed window with a fitted blind, extractor fan and cornice to the wall and ceiling.

## Outside

There is an Indian sandstone pathway with pebbled areas to the sides extending across the front of the property and down the right hand side to the rear where there is the main outside seating area which is again finished with Indian sandstone and this extends to the far side of the property where there is a further patio/seating area and there is a brick storehouse which has a pitched tiled roof and power and lighting is provided within the store. There is an outside tap and external lighting provided.

## 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 develop  
7787AMMP

## 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 £203.68 pcm to pay. The property is an over 55's complex and you cannot have dogs.

## Council Tax

Erewash Borough Council Band A

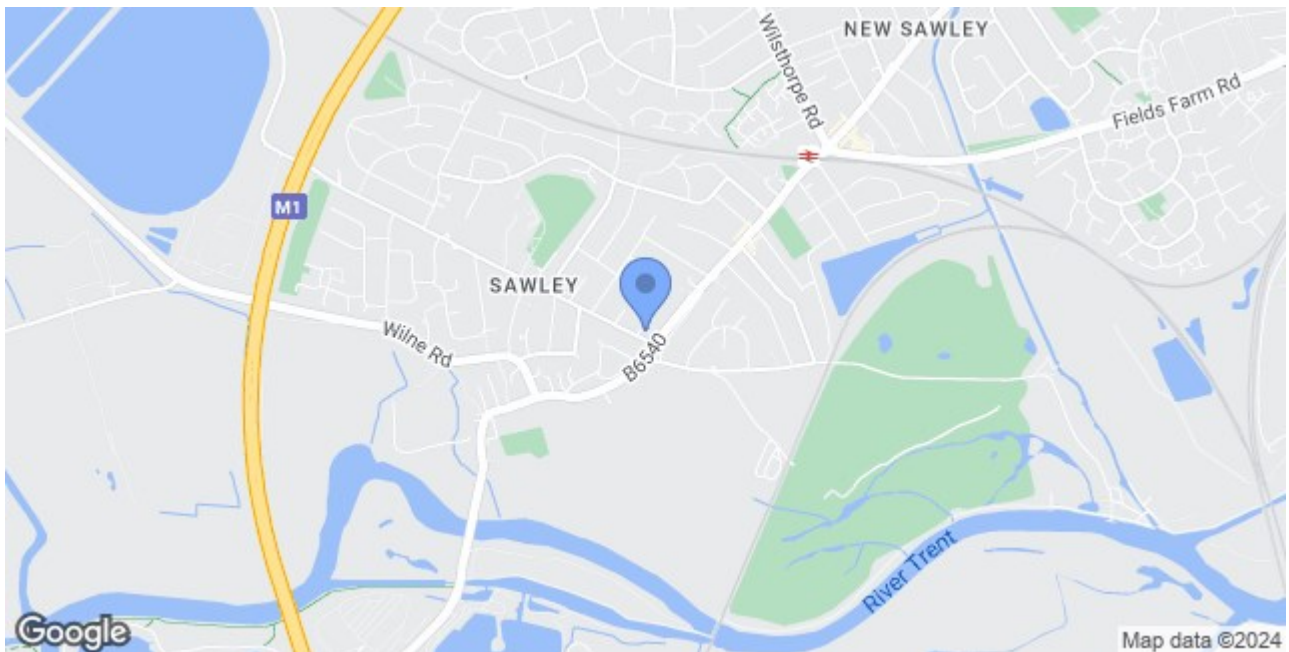




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, buildings, contents and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such for any prospective purchase. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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.