



Greenacre Park, Coton in the Elms,
Derbyshire



£120,000



Key Features

- Detached Park Home
- Desirable Village Location
- Lounge Diner
- Well Presented Kitchen With Fitted Appliances
- Two Bedrooms
- Wet Room Style Shower Room
- EPC rating N/A





Newton Fallowell are pleased to be able to offer for sale this neutrally decorated park home in the semi rural location of Coton in the Elms. This property is ideal for over 55's looking to downsize or move to a rural location. The property itself benefits from having low maintenance outside space, great sized reception room, kitchen with integrated appliances, spacious master bedroom, built-in wardrobes in both bedrooms and viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Porch

Fully double glazed, laminate flooring and door leading to:

Entrance Hall

having doorbell chime and laminate flooring.

Kitchen 4.82m x 1.75m (15'10" x 5'8")

having range of low level units, laminate work surface, integrated fridge and freezer, electric oven, four ring gas hob with extractor over, stainless steel sink and drainer with chrome taps, integrated washing machine, cupboard housing gas fired combination boiler, one central heating radiator and Upvc double glazed window to side elevation.

Lounge Diner 3.52m x 5.45m (11'6" x 17'11")

having feature electric fire with wooden hearth and surround, BT point, tv aerial point, one central heating radiator, Upvc double glazed bow window to front elevation, Upvc double glazed window to side elevation and Upvc double glazed door to side and access ramp.

Bedroom One 3.52m x 2.43m (11'6" x 8'0")

having built-in double wardrobes and drawers, one central heating radiator and Upvc double glazed window to side elevation.

Bedroom Two 1.38m x 2.55m (4'6" x 8'5")

having built-in wardrobe, one central heating radiator and Upvc double glazed window to side elevation.

Wet Room 1.68m x 1.55m (5'6" x 5'1")

having low level wc, hand basin with chrome taps, wet room drainage with electric shower, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

There is a fully enclosed wrap around garden with space for seating, low maintenance with artificial grass and planter pots. There are two garden sheds, one has power.

Site Fee

Monthly pitch fee of £190.28

Services

All mains services are believed to be connected to the property. Calor Gas is connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR



