

HoldenCopley

PREPARE TO BE MOVED

Willow Park, Moor Lane, Calverton, Nottinghamshire NG14 6SE

Guide Price £220,000 - £250,000

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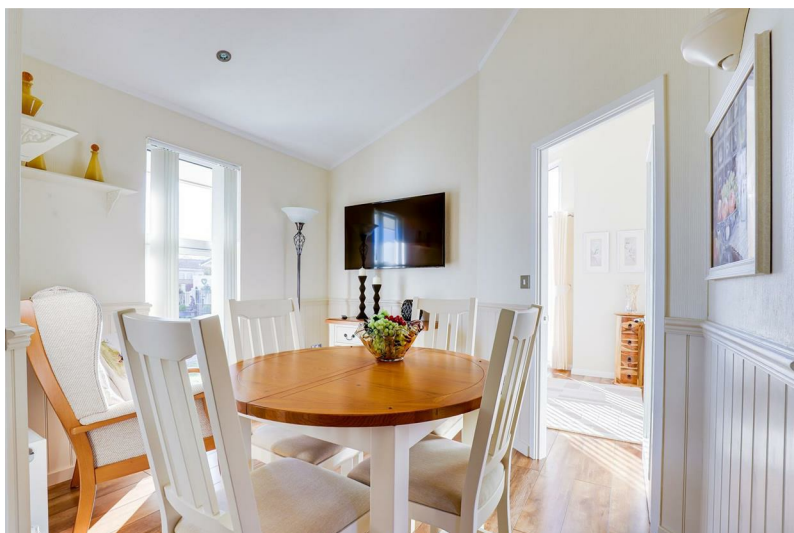
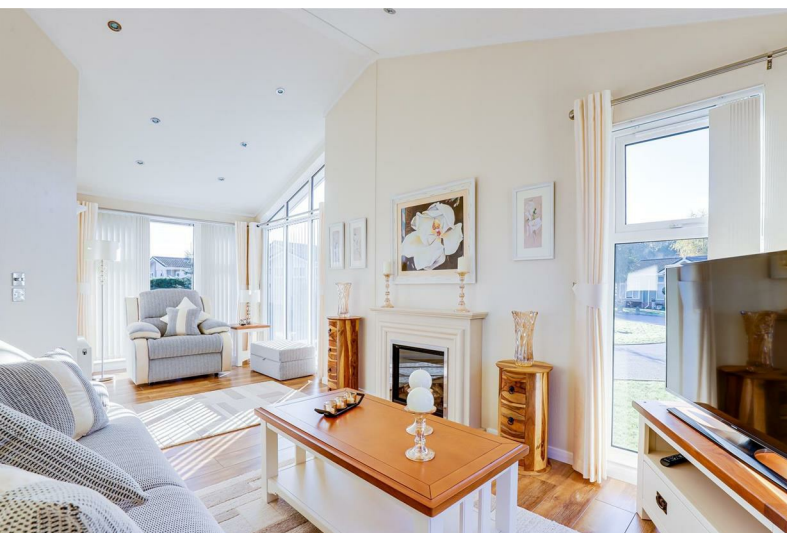


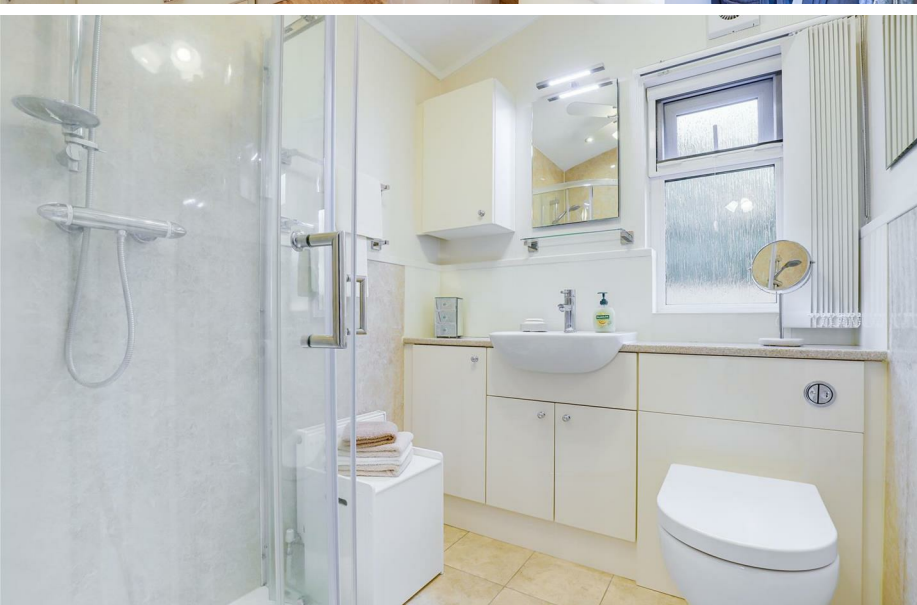
GUIDE PRICE £220,000 - £240,000

MODERN PARK HOME IN A SOUGHT-AFTER LOCATION...

This immaculately presented park home offers a fantastic opportunity for anyone looking to downsize without compromising on space or comfort. Positioned on a quiet and well-regarded residential park, this home is ideally located within easy reach of local amenities, bus links, and open countryside. Internally, the accommodation is well-proportioned throughout and finished to a high standard. There is a welcoming entrance hall, a spacious and light-filled living room with dual-aspect windows and a feature fireplace, and a modern fitted kitchen complete with a range of integrated appliances and ample storage. The property also boasts a spacious master bedroom benefiting from a private en-suite shower room and a walk-in dressing area, while the second double bedroom features fitted wardrobes. In addition, there is a stylish three-piece bathroom suite complete with a freestanding bath — perfect for relaxing after a long day. Outside, the home sits on a generous plot with a beautifully maintained wrap-around garden, featuring a lush lawn, a stone-paved patio seating area, a variety of well-established plants and shrubs, courtesy lighting, and secure panelled fencing. To the front, a block-paved driveway and detached garage provide ample off-road parking. This is a truly lovely home, ready to move straight into — perfect for those seeking peace, privacy, and low-maintenance living.

MUST BE VIEWED





- Beautiful Park Home
- Two Bedrooms & Office Space
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Stylish Three-Piece Bathroom Suite
- En-Suite & Dressing Room To The Master Bedroom
- Newly Fitted Boiler & Recently Repainted Outside
- Driveway & Garage
- Wrap-Around Garden
- Popular Location





ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect flooring, an in-built storage cupboard, a radiator, wall-mounted light fixtures, recessed spotlights, and a single door providing access into the accommodation.

Dining Room

9'10" × 15'0" (3.00m × 4.59m)

The dining room has wood-effect flooring, a TV point, a radiator, partially panelled walls, wall-mounted light fixtures, recessed spotlights, a full height UPVC double-glazed window.

Living Room

21'3" × 10'6" (6.50m × 3.21m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, recessed spotlights, three full height UPVC double-glazed windows, and double French doors providing access to the side garden.

Kitchen

10'5" × 9'6" (3.18m × 2.90m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and under-cabinet lighting, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated microwave, a four ring gas hob with an extractor hood, an integrated fridge freezer, an integrated dishwasher, tiled splashback, recessed spotlights, vinyl flooring, and a UPVC double-glazed window.

Utility Room

8'1" × 5'2" (2.47m × 1.58m)

The utility room has a range of fitted base and wall units with a rolled-edge worktop, a composite sink with a drainer and a swan neck mixer tap, tiled splashback, an in-built storage cupboard, a radiator, recessed spotlights, vinyl flooring, and a single UPVC door providing access to the garden.

Office

6'2" × 6'8" (1.89m × 2.05m)

The office has wood-effect flooring, recessed spotlights, a radiator, a UPVC double-glazed obscure window, an additional full height UPVC double-glazed window.

Master Bedroom

10'9" × 10'5" (3.30m × 3.18m)

The master bedroom has wood-effect flooring, a TV point, a radiator, recessed spotlights, two full height UPVC double-glazed windows, and access into the en-suite and the separate dressing room.

En-Suite

6'2" × 5'9" (1.90m × 1.76m)

The en-suite has a concealed dual flush WC combined with a vanity-style wash basin and storage cupboards, a corner fitted shower enclosure with a mains-fed shower fixture, a radiator, partially tiled walls, recessed spotlights, an extractor fan, a ceiling fan light, and a UPVC double-glazed obscure window.

Dressing Room

4'5" × 6'4" (1.36m × 1.94m)

The dressing room has wood-effect flooring and a range of storage space.

Bedroom Two

10'5" × 8'0" (3.18m × 2.45m)

The second bedroom has wood-effect flooring, an in-built triple wardrobe, a radiator, recessed spotlights, a ceiling fan light, a UPVC double-glazed window, and a full height UPVC double-glazed window.

Bathroom

7'9" × 7'5" (2.37m × 2.28m)

The bathroom has a concealed dual flush WC combined with a vanity-style wash basin and storage cupboards, a freestanding bath with central taps and a handheld shower fixture, a radiator, recessed spotlights, wood-effect flooring, a ceiling fan light, an extractor fan, and two UPVC double-glazed obscure windows.

OUTSIDE

Outside, the property benefits from a block-paved driveway and a garage providing ample off-road parking, along with a wrap-around garden featuring a well-maintained lawn, a stone-paved patio area, a variety of plants and shrubs, courtesy lighting, and panelled fencing.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – LPG - Calor Gas

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – Yes

Any Legal Restrictions – Any works that need to be carried out must be approved via Killarney Homes

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - TBC

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

The pitch fees in the year marketing commenced (£PA): £2,124 = £177 per month

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

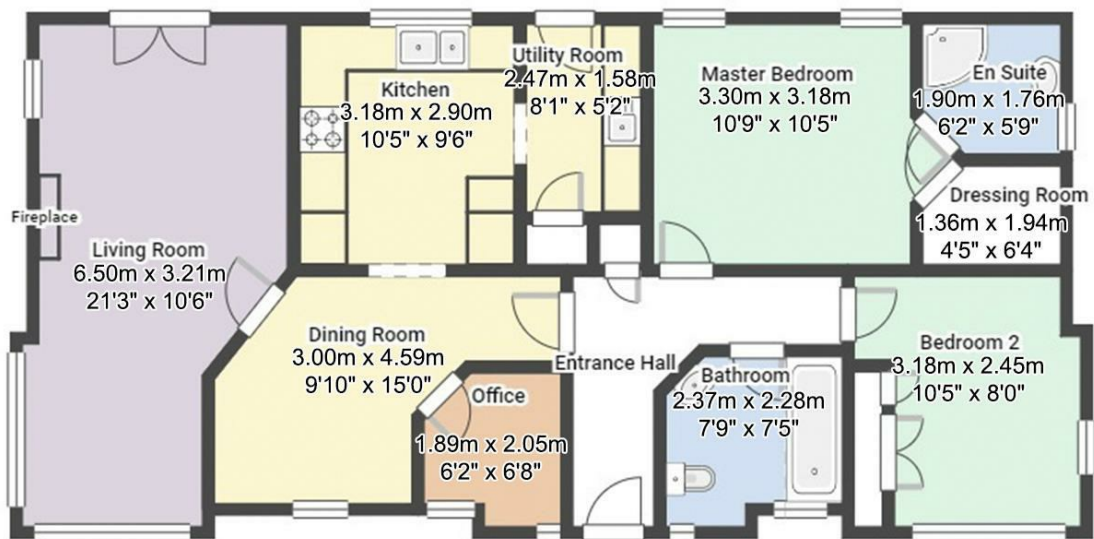
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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