



**Barnsley Close**  
**Killarney Park, Nottingham NG6 8LX**

**Asking Price £155,000 Leasehold**

A LARGE TWO-BEDROOM PARK HOME  
BEING SOLD WITH NO UPWARD CHAIN.





Welcome home to Sandy Oaks, the award-winning retirement park formally known as Killarney Park.

Robert Ellis are delighted to offer to the market this detached park home. The property is ideally in a welcoming, well-established gated retirement park. The park offers residents a traditional community feel and is conveniently located just 7 miles from Nottingham.

What will amaze incoming buyers are the countryside views whilst being close to the town of Arnold, benefitting from great access to a range of amenities and the excellent transport links the area has to offer. With the property set all on a single level, this is ideal for a buyer looking to live on a single level with NO stairs.

Internally the accommodation comprises a fitted kitchen, spacious living room with internal sliding glazed doors leading into the modern decked area, dining room and inner hallway. The first bedroom which is fitted wardrobes, the second bedroom and a newly fitted shower room. Outside the property is a driveway providing ample off-road parking and to the front, side and rear elevations are mature gardens with a large, decked area overlooking the communal grounds with two well maintained garden sheds.

There are several golf courses, country walks, pubs, and restaurants within a 3-mile radius, you'll never be short of something to do. The park also runs a courtesy bus service with weekly trips to the local market town of Arnold along with regular visits to Nottingham and Mansfield.

Sandy Oaks gives you the chance to lead a comfortable retirement in an idyllic setting. Contact the office to arrange your viewing today. Selling with NO UPWRD CHAIN.



### Kitchen

9'05 x 9'02 approx (2.87m x 2.79m approx)

UPVC double glazed entrance door. UPVC double glazed window to the front elevation. Laminate flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Coving to the ceiling. A range of matching wall and base units incorporating laminate work surface above. Stainless steel sink with dual heat tap. Integrated oven. 4 ring ceramic hob with extractor unit above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Internal glazed door leading into the open plan lounge diner.

### Dining Room

9'06 x 6'06 approx (2.90m x 1.98m approx)

UPVC double glazed French doors to the rear elevation. Laminate flooring. Wall mounted electric heater. Ceiling light point. Coving to the ceiling. Internal door leading through to inner lobby. Archway leading through to lounge.

### Lounge

9'02 x 19'5 approx (2.79m x 5.92m approx)

UPVC double glazed windows to front, side and rear elevations. UPVC sliding double glazed aluminium patio doors leading to raised decked area and seating area. Laminate flooring. Wall mounted electric heater. Ceiling light points. Wall light points. Coving to the ceiling.

### Inner Lobby

19'06 x 8'11 approx (5.94m x 2.72m approx)

Laminate flooring. Ceiling light point. Coving to the ceiling. Internal doors leading into:

### Bedroom 1

9'6 x 8'11 approx (2.90m x 2.72m approx)

UPVC double glazed bay window to the rear elevation. Laminate flooring. Wall mounted electric heater. Ceiling light point with fan. Coving to the ceiling.

### Bedroom 2

5'11 x 9'05 approx (1.80m x 2.87m approx)

UPVC double glazed bay window to the rear elevation. Laminate flooring. Wall mounted electric heater. Ceiling light point with fan.

### Family Bathroom

6'08 x 5'05 approx (2.03m x 1.65m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Splashbacks. Wall mounted chrome towel radiator. Ceiling light point. Newly fitted white 3 piece suite comprising of a walk-in shower enclosure with electric Triton shower above, semi recessed vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC.

### Outside

The property sits on a good sized elevated plot with views over the park. Driveway providing vehicle hard standing. Garden laid to lawn to the front elevation, with mature shrubs and trees planted to the borders. Wooden steps and veranda leading to the entrance door. Large paved patio area. Space for garden shed, providing further work shop. Modern raised decked area, offering additional seating space. Two large patios. The garden has been landscaped to the rear elevation creating further patio space. Two well maintained garden sheds. Outside security lighting and access around all around all sides.

### Agents Notes: Park Home Additional Information

Council Tax: A, Gedling

Electricity: Mains supply

Water: Mains supply

Gas: No mains supply

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 15mbps Superfast 80mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: No mains supply

Flood Risk: Low

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

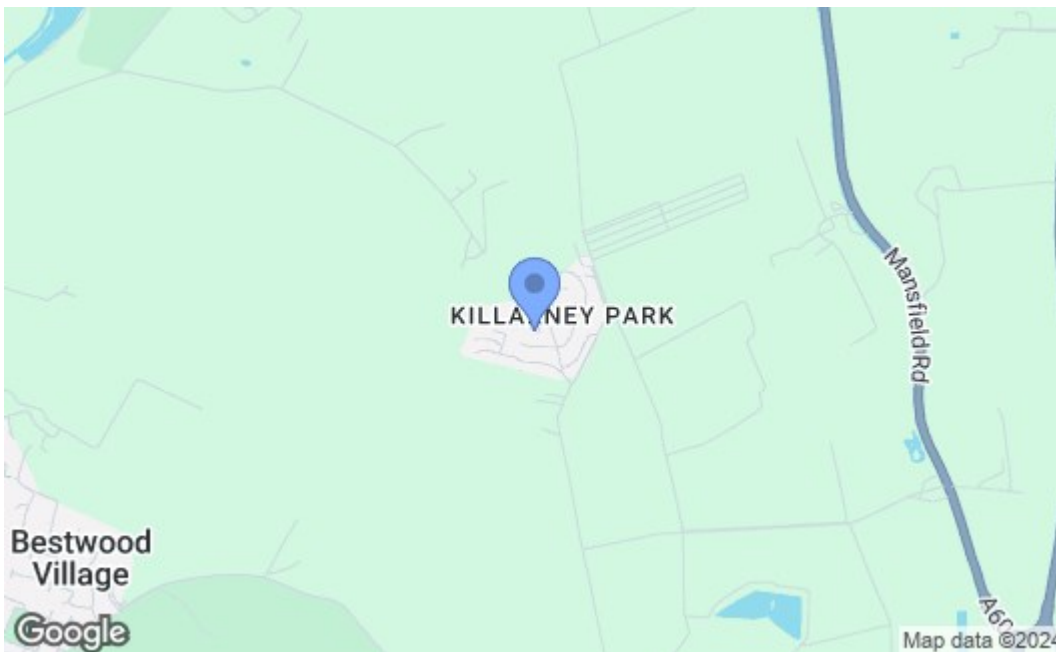
Other Material Issues: No







Robert Ellis  
ESTATE AGENTS



### 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		

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### 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		

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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.