

15 Sunset Avenue, Willow Park, NG14 6QY

£265,000

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Marriotts



15 Sunset Avenue
Willow Park, NG14 6QY

- Brand new park home
- Gas central heating
- Gated development
- Two double bedrooms & en-suite
- Dining kitchen with island
- STAMP DUTY EXEMPT

An impressive brand-new park home located within the highly desirable Willow Park, which is a modern gated development just on the edge of Calverton and in a stunning countryside setting! The property has two bedrooms, a study, an en-suite, an open-plan dining kitchen with an island and a separate full-width living room at the front. Great outdoor space with off-street parking and large balustrade-enclosed decking next to a small stream!





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Overview

Willow Park is an exclusive and 'pet friendly' modern development of park homes by Killarney Homes for the over 45s. The homes have been specifically designed to ensure low carbon footprint lifestyles, built with eco credentials such as double the insulation of a standard home and all water supplied to the homes is sourced directly on site from its own natural spring, providing very affordable water rates. There is a golf course close-by and Calverton village is just down the road, with a precinct offering a good choice of local retailers, including a Sainsbury's Local and a selection of pubs and restaurants. Regular bus services run into Arnold town centre if you want a more comprehensive range of amenities.

Side Entrance Lobby

With a double-glazed composite side entrance door, built-in double cloaks cupboard and radiator.

Dining Kitchen
The kitchen area is fitted with a range of wall and base units with soft closed doors and drawers, grey wood effect worktops, matching upstands and an inset stainless steel sink unit and drainer. Matching centre island with further cupboards and drawers and appliances consisting of integrated electric brushed steel trim oven, separate microwave, four gas hob with matching steel splashback and extractor hood, integrated washing machine, dishwasher and fridge freezer. LED downlights, grey wood effect floor covering. UPVC double-glazed side window and door leading out to the decking. The dining area has a radiator, UPVC double-glazed side window, three pendant light fittings above the table area and door to the living room.

Living Room
With UPVC double-glazed windows to both the front and side, multiple LED downlights, radiator and recess with pelmet downlighting and power points for an electric fire.

Inner Hallway
With LED downlights, loft access and doors to all bedrooms and main bathroom.

Bedroom 1
Built-in wardrobes to one wall with sliding soft-close mirrored doors and shelving, LED downlights, radiator, points for a high-level wall-mounted TV, UPVC double-glazed side window and door to the en-suite.

En-suite
Consisting of a full-width double cubicle with a chrome fixed head rain shower and a separate mixer with full tile effect aqua boarding. Dual flush toilet, wash basin with large vanity mirror, base cupboards and electric shaver point, chrome ladder towel rail, LED downlights, extractor fan and UPVC double glazed rear window.

Bedroom 2
Built-in wardrobe with sliding soft-close mirrored doors, LED downlights, points for a high-level wall-mounted TV, radiator and UPVC double glazed side window.

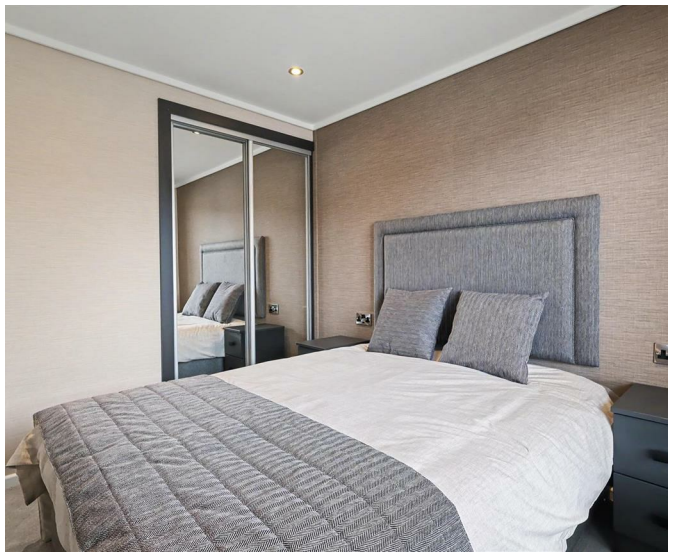
Study
UPVC double glazed side window and radiator.

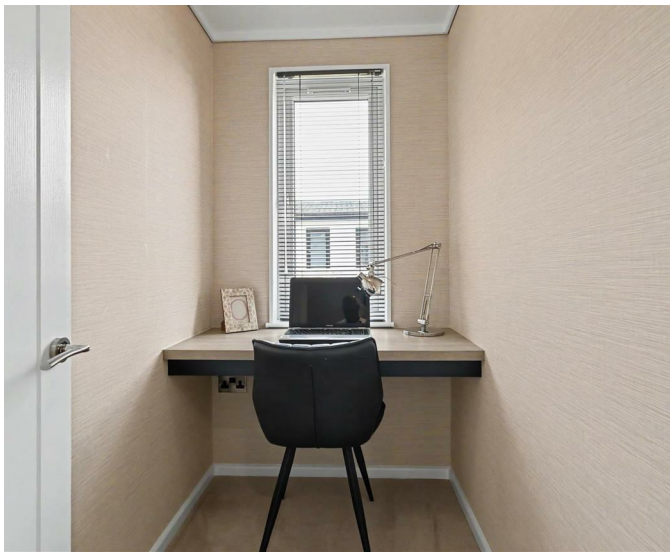
Bathroom
Consisting of a bath with full height tile effect aqua boarding, glass screen, chrome fixed head rain shower and second mixer. Wash basin with vanity base cupboards and a large fitted vanity mirror, dual flush toilet, extractor fan, chrome ladder towel rail and UPVC double-glazed side window.

Outside
There is a gravelled driveway to the left-hand side, with decked steps either side of the property leading up to both entrance doors. To the rear is a large, balustrade enclosed deck, overlooking a woodland backdrop and stream.

Material Information








SERENITY
RELAX



TENURE: Lease - in perpetuity (never ending)
GROUND RENT: £177.75 per month
COUNCIL TAX: Gedling Borough Council - Band A
PROPERTY CONSTRUCTION: Timber and steel frame
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: kitchen
UTILITIES - LPG gas, electric, water and sewerage.
MAINS GAS PROVIDER: LPG
MAINS ELECTRICITY PROVIDER: Yu Energy
MAINS WATER PROVIDER: Killarney Homes
MAINS SEWERAGE PROVIDER: Killarney Homes
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stepped side access

OTHER INFORMATION:
To purchase a property in this development, you must be a minimum age of 45.





Approx Gross Internal Area
77 sq m / 825 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

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