

# Robert Ellis

*look no further...*



**Mcclelland Avenue  
Sandy Oaks, Nottingham NG6 8FP**

**Guide Price £155,000 Freehold**

A CHARMING TWO BEDROOM PARK  
HOME FOR SALE WITH VIEWS!

**0115 648 5485**



/robertellisestateagent



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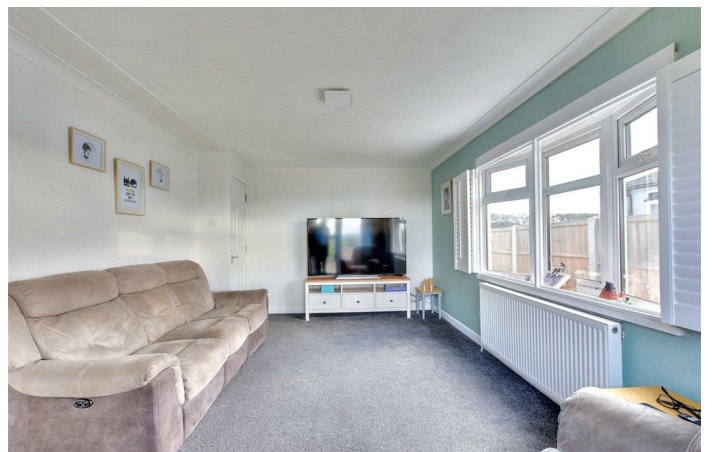


\*\*\* Price Guide £155,000- £160,000\*\*\*

Robert Ellis Estate Agents are delighted to offer for sale this charming two-bedroom park home situated within the sought-after Sandy Oaks development. Enjoying arguably the best view on the entire site, this beautifully positioned property combines comfortable living with stunning surroundings, making it an ideal choice for those seeking a peaceful lifestyle within a welcoming community.

The accommodation includes an entrance porch leading into a well-presented kitchen/diner, offering a practical and social space for everyday living. From here, the home opens into a bright and spacious living area, featuring French doors that open out onto a lovely decking area and garden — the perfect spot to sit back, relax, and take in the breath-taking views. An inner hallway provides access to two bedrooms and a modern bathroom, completing the well-balanced layout.

Externally, the property benefits from a driveway providing off-road parking for two cars. Sandy Oaks is a friendly community designed for residents over 45, offering a peaceful setting complemented by a range of on-site amenities, including a welcoming clubhouse that hosts regular events and social gatherings. The location also provides excellent transport links and access to picturesque walks in the surrounding area, making this a truly desirable place to call home.



### Entrance Porch

UPVC double glazed entrance door leading into the porch, UPVC double glazed windows to the side elevations, UPVC double glazed door to the rear leading out to the garden, UPVC double glazed door leading into the kitchen diner, carpeted flooring.

### Kitchen Diner

8'17" x 14'50" approx (2.44m x 4.27m approx )

UPVC double glazed bay window to the rear elevation, UPVC double glazed window to the side elevation looking into the porch, UPVC double glazed door leading into the porch, wall mounted radiator, ample space for a dining table, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob over and extractor hood above, space and point for a fridge, space and plumbing for a washing machine, wood effect laminate flooring, carpeted flooring, coving to the ceiling, wall mounted combination boiler, shutter blinds.

### Lounge

16'0" x 10'0" approx (4.88m x 3.05m approx)

UPVC double glazed bay window to the side elevation, carpeted flooring, coving to the ceiling, wall mounted radiator, gas fire with tiled hearth and wood surround, shutter blinds, UPVC double glazed French doors to the rear elevation, door leading through to the inner hallway.

### Inner Hallway

Wood effect laminate flooring, access to the loft, doors leading off to:

### Bathroom

6'18" x 5'13" approx (1.83m x 1.52m approx)

Walk-in shower with electric rain water shower over, tiled splashbacks, chrome heated towel rail, UPVC double glazed window to the side elevation, vanity wash hand basin with mixer tap and storage cupboards below, WC, extractor fan.

### Bedroom One

10'43" x 9' approx (3.05m x 2.74m approx)

UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, shutter blinds.

### Bedroom Two

7'16" x 9'02" approx (2.13m x 2.79m approx)

UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, shutter blinds.

### Outside

#### Rear of Property

To the rear of the property there is a driveway providing off the road parking, decked area providing pathway to the front entrance door, outdoor water tap, gravelled garden.

#### Front of Property

To the front of the property there is an enclosed garden with decked area and photographic views, artificial lawned area, fencing to the boundaries, shed.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 3mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

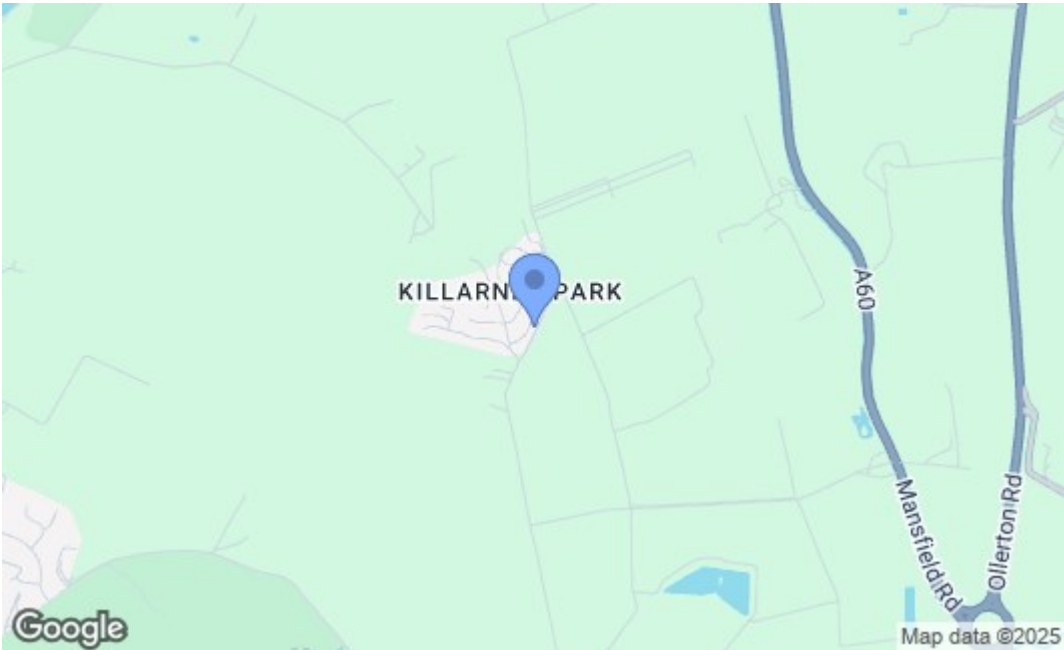
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.