



Chapmans Walk  
Killarney Park, Nottingham NG6 8LL

STUNNING TWO BEDROOM PARK HOME

**£170,000 Freehold**



A truly exceptional example of a two-bedroom static park home, beautifully presented throughout and situated on the ever-popular Killarney Park, NG6. This stunning home must be viewed to be fully appreciated.

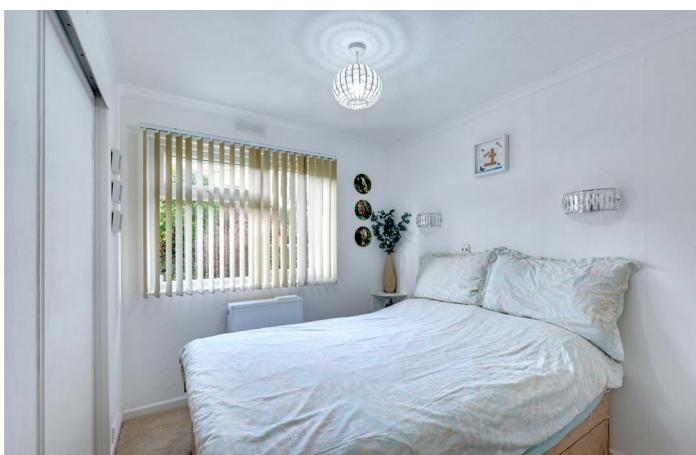
Externally, the property offers a private driveway providing parking for up to three vehicles, along with a wrap-around 360-degree garden that enjoys open views and multiple areas to relax. Several external storage units add excellent practicality while maintaining the attractive outdoor space.

Internally, the home has been thoughtfully upgraded and maintained to a high standard. The new modern kitchen comes fully fitted with all white goods, while plush wood-effect flooring flows throughout the main living areas. The lounge is warm and inviting, centred around a freestanding log-burning stove that creates a charming focal point. A welcoming porch area leads into the home, and a conservatory extension provides additional living space, perfect for year-round enjoyment.

Both bedrooms are generously sized, fully carpeted and benefit from fitted storage, offering comfortable and well-planned accommodation. The property is fully UPVC throughout, enhancing both energy efficiency and ease of maintenance.

Killarney Park is known for its friendly community atmosphere and offers residents access to a clubhouse hosting a range of social activities. The location is ideal for those who enjoy the outdoors, with scenic walking routes and a nearby country park close at hand. Excellent public transport links provide convenient access to Arnold and Nottingham City Centre, along with nearby local amenities.

This is a rare opportunity to acquire one of the finest park homes on Killarney Park. Early viewing is highly recommended.



### Porch

10'2" x 3'11" approx (3.1m x 1.2m approx)

UPVC double glazed doors to the front and rear elevations, UPVC double glazed windows to the side elevation, laminate flooring, ceiling light point, UPVC double glazed door leading through to the dining area.

### Dining Area

9'2" x 9'6" approx (2.8m x 2.9m approx)

UPVC double glazed bay window to the rear elevation, wall mounted electric heater, laminate flooring, ample space for a dining table, storage cupboard, coving to the ceiling, ceiling light point, opening leading through to the kitchen, opening through to the lounge.

### Kitchen

11'5" x 9'6" approx (3.5m x 2.9m approx)

A range of matching wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, oven with electric hob over and extractor hood above, storage cupboard providing useful pantry space, space and point for a freestanding fridge freezer, space and plumbing for a washing machine, tiled splashbacks, coving to the ceiling, ceiling light point, laminate flooring, UPVC double glazed window to the side elevation looking into the porch.

### Lounge

19'8" x 11'9" approx (6.0m x 3.6m approx)

UPVC double glazed windows to the side elevation, laminate flooring, log burner, coving to the ceiling, ceiling light point, wall mounted air conditioning unit, internal glazed door leading through to the sun room, door leading through to the hallway.

### Sunroom

11'9" x 8'6" approx (3.6m x 2.6m approx)

UPVC double glazed windows surrounding, UPVC double glazed door leading out to the rear garden, power and lighting, wall mounted electric heater providing year round use.

### Hallway

7'2" x 6'2" approx (2.2m x 1.9m approx)

Laminate flooring, coving to the ceiling, storage cupboard, access to the loft, doors leading off to:

### Bedroom One

12'1" x 8'6" approx (3.7m x 2.6m approx)

UPVC double glazed window to the front elevation, built-in wardrobes with mirrored sliding doors, built-in dressing table with further storage, carpeted flooring, wall mounted electric heater, coving to the ceiling, ceiling light point.

### Bedroom Two

9'6" x 8'2" approx (2.9m x 2.5m approx)

UPVC double glazed window to the front elevation, built-in wardrobe with mirrored sliding door, additional storage cupboards, carpeted flooring, wall mounted electric heater, coving to the ceiling, ceiling light point.

### Shower Room

7'6" x 6'2" approx (2.3m x 1.9m approx)

This modern three piece suite comprises walk-in shower enclosure with mains fed shower over, vanity handwash basin with mixer tap and storage cupboards below, WC, heated towel rail, extractor fan, coving to the ceiling, recessed spotlights to the ceiling, UPVC splashbacks, UPVC double glazed window to the side elevation.

### Outside

The property offers a driveway providing ample off the road vehicle hardstanding, three vehicles, wrap around garden to the side and rear elevations that enjoys open views and multiple seating areas comprising decked areas and paved patio areas, shed, greenhouse, hedging and fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 2mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

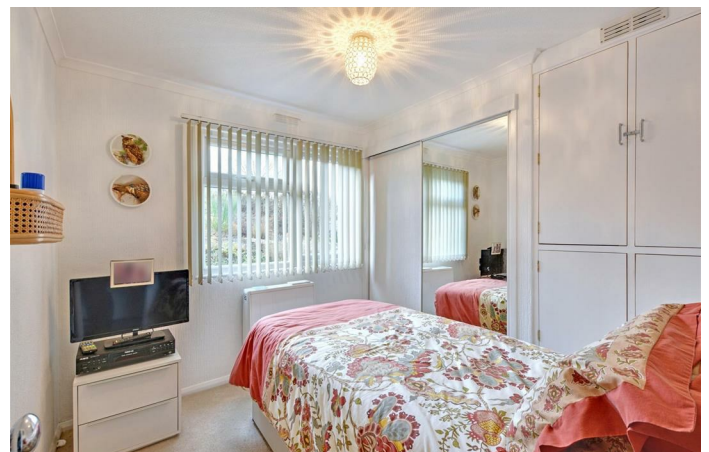
Flood Risk: No flooding in the past 5 years

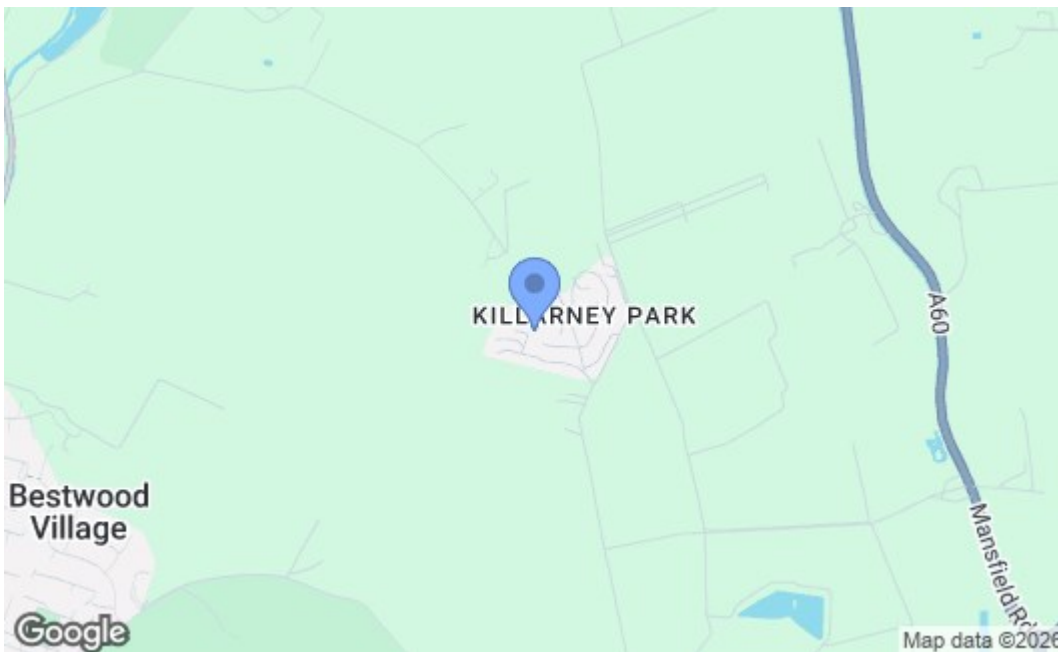
Flood Defences: No

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			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.