



**Frances Way
Killarney Park, Nottingham NG6 8LP**

£215,000 Freehold

STYLISH AND AFFORDABLE PARK HOME
FEATURING CONTEMPORARY DESIGN
AND OPEN-PLAN LIVING



The Westbury is a popular addition to the Omar range, combining contemporary style, affordability and Omar's hallmark quality to create an attractive and well-designed park home.

This particular home features a stylish neutral interior design scheme, providing a modern yet versatile finish with plenty of character and a welcoming feel throughout. The well-planned accommodation centres around a spacious open-plan living area, offering excellent space for relaxing, dining and entertaining.

The fitted kitchen complements the contemporary interior and benefits from integrated appliances and useful storage, while the principal bedroom features a walk-through dressing area and its own en-suite shower room. Further accommodation includes an additional bedroom and family bathroom, providing a practical and comfortable layout.

Offering an excellent balance between style, quality and value for money, this Westbury provides an appealing opportunity for those looking for a modern, affordable and low-maintenance home within Killarney Park.



Key Features

Built to BS 3632 residential standard

10-Year GoldShield structural warranty

Feature CanExcel cladding around the lounge windows and main entrance (other colours / options are available)

New contemporary interior design scheme

Spacious open-plan living area

Fitted kitchen with integrated appliances

Large storage cupboard to the kitchen

Master bedroom with dressing area and en-suite shower room

Family bathroom

This home is available as a single or a twin

This model comes with flat ceilings as standard (vaulted ceilings are available as an optional extra)

Living Space

Combi-bac carpet with underlay, fully lined curtains with tie backs, furniture includes TV unit, nest of tables, plus extending dining table with wooden dining chairs, 2 x 3-seater sofas with scatter cushions.

Kitchen

Integrated fridge-freezer, washing machine and dishwasher, choice of kitchen unit colour, built under electric single oven, 4 burner gas hob with stainless steel splashback plus integrated extractor fan, vinyl flooring, USB charging point.

Bedrooms and Bathrooms

Combi-bac carpet with underlay to bedrooms, vinyl to bathrooms, lined curtains with tie backs to bedrooms, wall mounted headboards (no bedding), walk-through dressing area with knee-hole and stool to master bedroom, USB charging point to all bedrooms, En suite shower room with quadrant shower cubicle and combi shower, roller blind to bathroom and en suite, shaver point to en suite.

Agents Notes: Park Home Additional Information

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: Surface Water High

Flood Defences: No

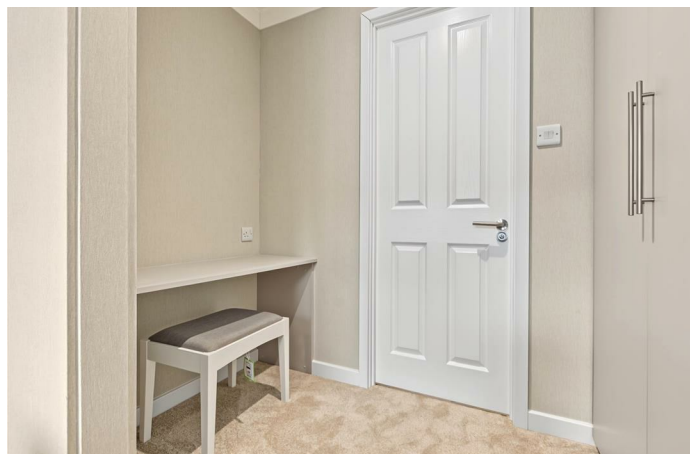
Non-Standard Construction: No

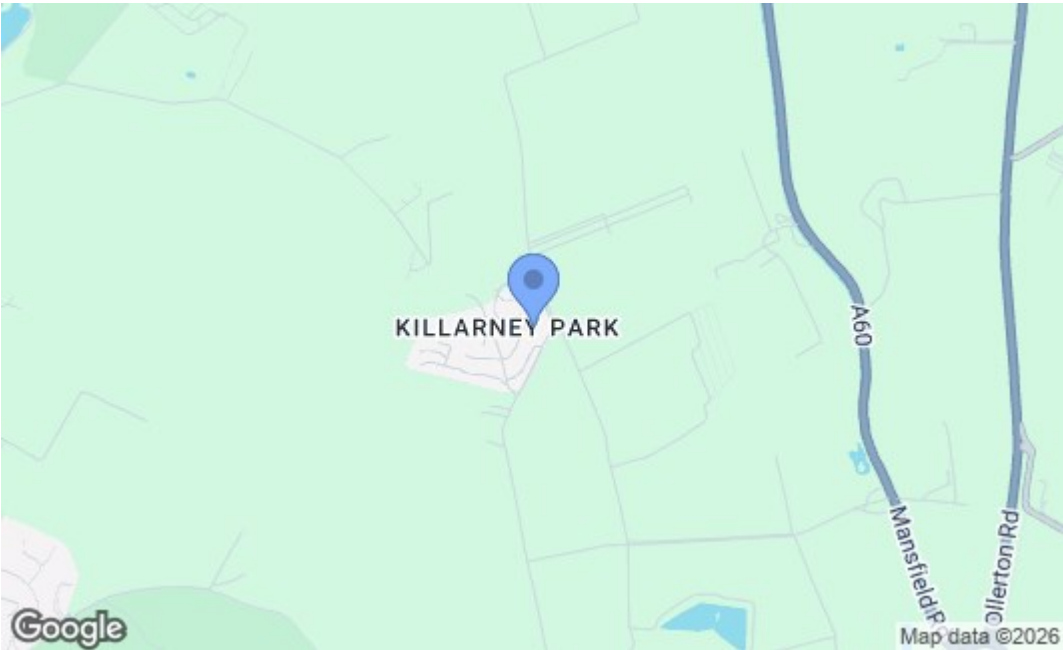
Any Legal Restrictions: No

Other Material Issues: No

Agents Notes: Please Note

Site Fees - £288.19 per month





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.