



Moor Farm Park Moor Lane, Calverton, NG14 6QR

£190,000



Marriotts



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- Brand new park home
- Bathroom & ensuite
- Calor gas central heating
- Two double bedrooms
- Open plan lounge diner
- Kitchen with integrated appliances

A brand-new park home located within the highly desirable Moor Farm Park just on the edge of Calverton and in a stunning countryside setting! The property has two double bedrooms, ensuite, an open-plan lounge diner, separate kitchen with integrated appliances and a great sized plot, with newly laid driveway and lawn with large decking!



£190,000



Overview

Moor Farm Park is a popular and 'pet friendly' development of park homes by Killarney Homes for the over 45s. The park has security barrier entry 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.

Entrance Hall Area

With UPVC double-glazed side entrance door, fitted floor matting and bench seat.

Lounge Diner

With a vaulted ceiling, two radiators, UPVC double-glazed front and side windows and two ceiling light points.

Kitchen

Brand-new fitted wall and base units with wood-effect worktops and matching upstands, with inset stainless steel sink unit and drainer. Appliances consist of an integrated brushed steel trim electric oven, matching four-ring gas hob, splashback and extracted canopy, integrated fridge freezer, dishwasher and washing machine. Wood effect floor covering, radiator, built-in cloaks cupboard with a Vaillant Combination gas boiler. UPVC double-glazed window and door to the side.

Bedroom 1

UPVC double-glazed side window, radiator, points for a wall mounted TV and built-in wardrobe housing the RCD board.

En-suite

Consisting of a large recessed, fully tiled cubicle with fixed head rain shower and second mixer. Dual flush toilet, wash basin with vanity base cupboards, electric shaver point, wood-style floor covering, extractor fan and UPVC double-glazed rear window.

Bedroom 2

Built-in double wardrobe, UPVC double-glazed side window, radiator and points for a high-level wall-mounted TV.

Bathroom

Consisting of a bath with a full height tiled surround and glass screen and chrome mains shower attachment. Wash basin with vanity base cupboards, dual flush toilet, extractor fan, radiator and UPVC double-glazed side window.

Outside

To the front is a lawned garden, which extends to both sides with pathways and decked steps leading up to both entrance doors. The lawn extends to the rear, where there is also large decking, outside tap and a new fence panelled perimeter.

Material Information

TENURE: Lease - in perpetuity (never ending)

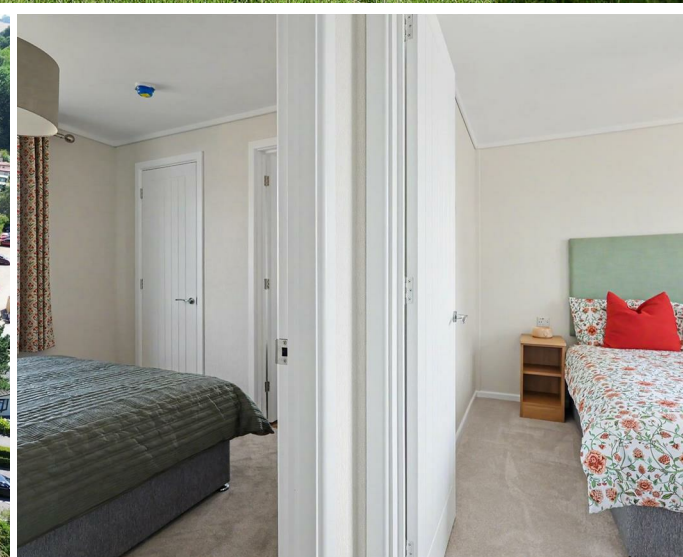
GROUND RENT: £171.26 per month

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:

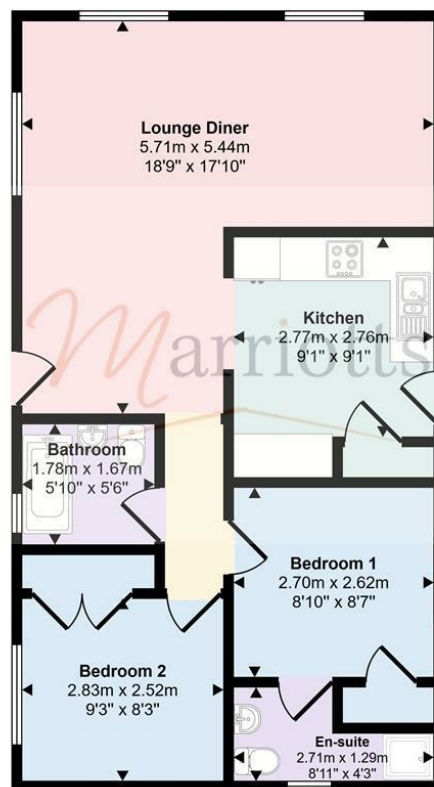
To purchase a property in this development, you must be a minimum age of 45.

There is currently an exposed manhole drain in the back garden which will be covered prior to occupation





Approx Gross Internal Area
60 sq m / 646 sq ft

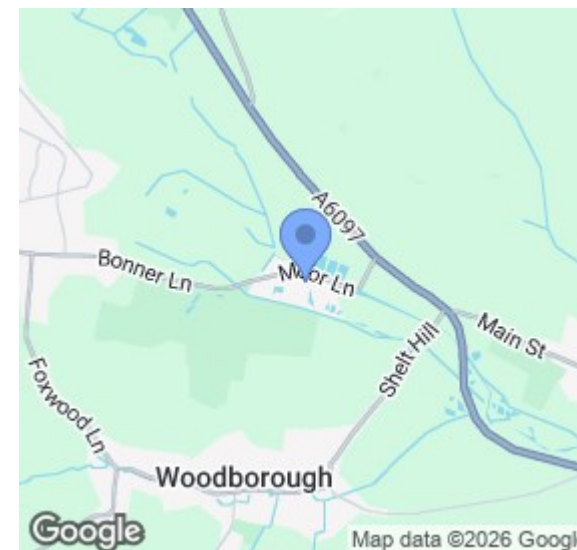


Floorplan

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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