

Squires Drive,  
Killarney Park, Nottingham  
NG6 8NR

**£110,000 Freehold**



Welcome home to Sandy Oaks the park home formally known as Killarney Park.

Robert Ellis are delighted to offer to the market this detached park home is located in this welcoming, well-established gated park offering residents a traditional community feel, conveniently located just 7 miles from the city of Nottingham.

What will amaze incoming buyers are the countryside views whilst being close to the town of Arnold and great access to a range of amenities and excellent transport links the area has to offer. With the property set all on a single level, this is ideal for a buyer looking to live on a single level with NO stairs.

Internally the accommodation comprises of an entrance hall, a spacious living room with French doors to a raised decked area, a doorway that leads to a dining kitchen. Two bedrooms with fitted wardrobes and a shower room. Outside to the side of the property is a driveway providing ample off-road parking and to the side and rear is a mature garden.

There are several golf courses, country walks, pubs, and restaurants within a 3-mile radius, you'll never be short of something to do. The park also runs a courtesy bus service with weekly trips to the local market town of Arnold along with regular visits to Nottingham and Mansfield. Killarney Park gives you the chance to lead a comfortable retirement in an idyllic setting.

Contact the office to arrange your viewing today.



### Dining Kitchen

17'05 x 8'06 approx (5.31m x 2.59m approx)

Front access door to the side elevation. UPVC double glazed bow window to the the front elevation. UPVC double glazed windows to the side elevation. Range of matching wall and base units incorporating laminate work surfaces over. Stainless steel sink with mixer tap over. Space and point for freestanding over. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Ample space for dining area. Coving to the ceiling. Ceiling light point. Laminate floor covering. Internal glazed door leading through to Living Room. Airing cupboard housing hot water cylinder and tank.

### Living Room

17'03 x 10'10 approx (5.26m x 3.30m approx)

Double glazed French doors leading to raised decked area to the front elevation. UPVC double glazed window to the side elevation. Coving to the ceiling. Ceiling light point. Dado rail. Wall mounted electric storage heater. Feature Adam style fireplace incorporating electric fire, wooden surround, tiled hearth and back fire panel. Internal glazed door leading to Inner Hallway.

### Inner Hallway

UPVC double glazed leaded door to the side elevation. Ceiling light point. Coving to the ceiling. Wall mounted electric heater. Storage cupboard with shelving providing useful additional storage space. Panelled doors leading into:

### Shower Room

6'10 x 5'06 approx (2.08m x 1.68m approx)

UPVC double glazed window to the side elevation. Modern white 3-piece suite comprising semi recessed vanity wash hand basin with storage cupboards below. Walk-in shower enclosure with Triton shower above. Low level flush W/C. Heated towel rail. Wall mounted electric heater. Ceiling light point. Coving to the ceiling.

### Bedroom 1

11'04 x 7'08 approx (3.45m x 2.34m approx)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Ceiling light point. Built-in wardrobes and

built-in dressing table providing ample additional storage space.

### Bedroom 2

9'05 x 8'04 approx (2.87m x 2.54m approx)

UPVC double glazed window to the side elevation. Coving to the ceiling. Ceiling light point. Built-in wardrobes and built-in bedside tables providing ample additional storage space.

### Outside of Property

The property sits on a good sized plot with driveway to the rear elevation. Gardens to the front, sides and rear elevations. Shrubs and trees planted to the borders. Raised decked area.

### Council Tax

Local Authority: Gedling

Council Tax band: A

### Agents Notes: 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

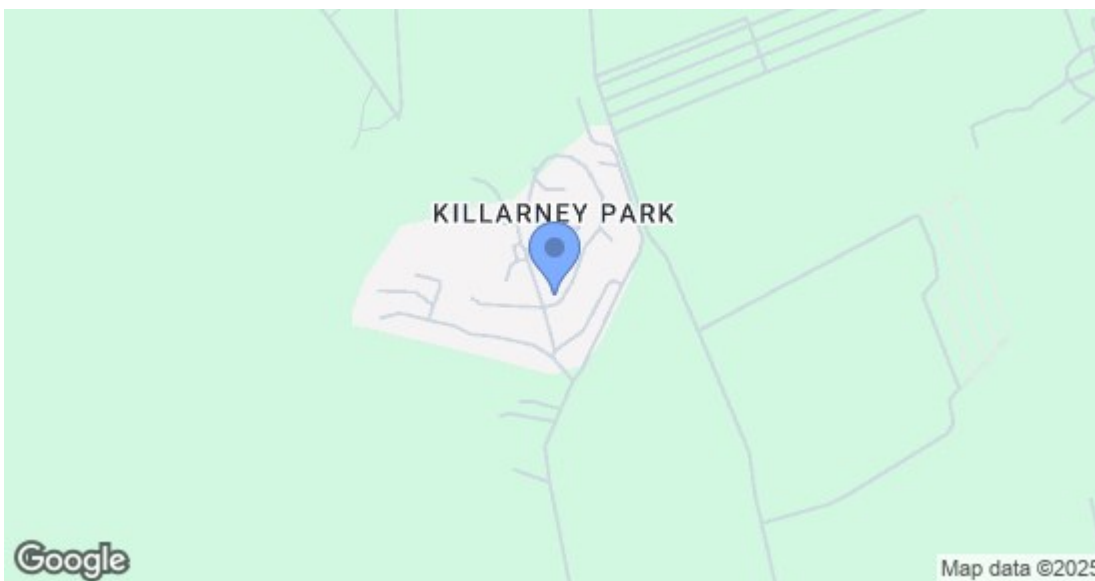
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
<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.