

**Knighwood Drive
Killarney Park, Nottingham NG6 8WX**

A FANTASTIC TWO DOUBLE BEDROOM,
DETACHED PARK HOME SITUATED AT
SANDY OAKS, NOTTINGHAM.

Guide Price £160,000 Freehold



****GUIDE PRICE OF £160,000 - £165,000 ** TWO BEDROOM DETACHED PARK HOME ** NO UPWARD CHAIN ****

Robert Ellis Estate Agents are proud to bring to the market this FANTASTIC TWO DOUBLE BEDROOM, DETACHED PARK HOME situated at SANDY OAKS, NOTTINGHAM.

Sandy Oaks, formerly known as Killarney Park is the ever growing in popularity, over 45's complex with events held in the club house, situated within the countryside, whilst being close to the town of Arnold. It offers a range of transport links and is surrounded with countryside walks.

Upon entry, you are welcomed into the entrance porch/utility room which allows access into the lounge following on to the dining room and kitchen with fitted units, then offers access into the first double bedroom, second double bedroom, shower room, separate WC and storage cupboard

The property is situated on a large plot with a wrap around garden filled with flowerbeds and shrubbery and a greenhouse. There is also a driveway for two cars.

The property benefits from new insulation, new led light fittings and ceiling lights, new outside lights around the property, a refitted shower and toilet, refitted kitchen and new windows with stunning views over Sandy Oaks Village.

A viewing is HIGHLY RECOMMENDED - Contact the office now to arrange!



Entrance Porch / Utility Room

5'4" x 2'10" approx (1.64m x 0.88m approx)

UPVC double glazed front door leading into Entrance Porch. UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted electric heater. Wall light point. Space and plumbing for for a washer and dryer. UPVC double glazed opaque front door leading into Living Room

Living Room

17'6" x 8'0" approx (5.34m x 2.46m approx)

UPVC double glazed French doors leading out to the tiered garden. UPVC double glazed bay window to the side elevation. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Leading through to the Open Plan Kitchen Diner and Hallway

Kitchen Diner

18'2" x 10'1" approx (5.55m x 3.08m approx)

UPVC double glazed sliding patio door leading out to the Garden Area. UPVC double glazed bay window to the side elevation. UPVC double glazed windows to the rear elevations. Carpeted flooring. Wall mounted electric heater. Ceiling light points. Fitted wall and base units, free standing 4 ring, double gas oven with electric grill and extractor hood above, and an additional electric wall oven with grill, double Belfast sink with mixer tap

Hallway

5'5" x 5'11" approx (1.66m x 1.82m approx)

Carpeted flooring. Wall mounted electric heater. Ceiling light point. Leading through to Shower Room, Separate WC, Bedroom 1 and Storage Cupboard

Bedroom 1

9'0" x 11'2" approx (2.75m x 3.42m approx)

UPVC double glazed French doors leading out to the front elevation. UPVC double glazed full length window to the side elevation. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Fixed wardrobe

Bedroom 2

11'3" x 8'11" approx (3.43m x 2.74m approx)

Three UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted electric heater. Ceiling light point. Built-in sliding wardrobe

Shower Room

8'3" x 4'5" approx (2.52m x 1.35m approx)

UPVC double glazed opaque full length window to the rear

elevation. Carpeted flooring. Wall mounted electric towel radiator. Ceiling light point. Double shower tray with electric shower. Wall mounted sink with mixer tap, two drawers under for storage. Two wall cabinets

Separate WC

3'4" x 5'4" approx (1.02m x 1.64m approx)

UPVC double glazed opaque window to the front elevation. Vinyl flooring. Ceiling light point. Sink with hot and cold taps. Low level flush WC

Storage Cupboard

2'8" x 2'5" approx (0.83m x 0.76m approx)

Outside

The property is situated on a large plot which goes around the whole of the property with stunning views over Sandy Oaks Village. The garden has a tiered area with steps up there to a separate patio areas and a laid to lawn garden, flower beds and mature shrubbery. 2 water taps and 3 outside socket points. There is a driveway for at least two cars

Council Tax

Local Authority Gedling
Council Tax band A

Agents Notes

Pitch Fee: £204 per month which covers maintenance of communal areas, water and sewage

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

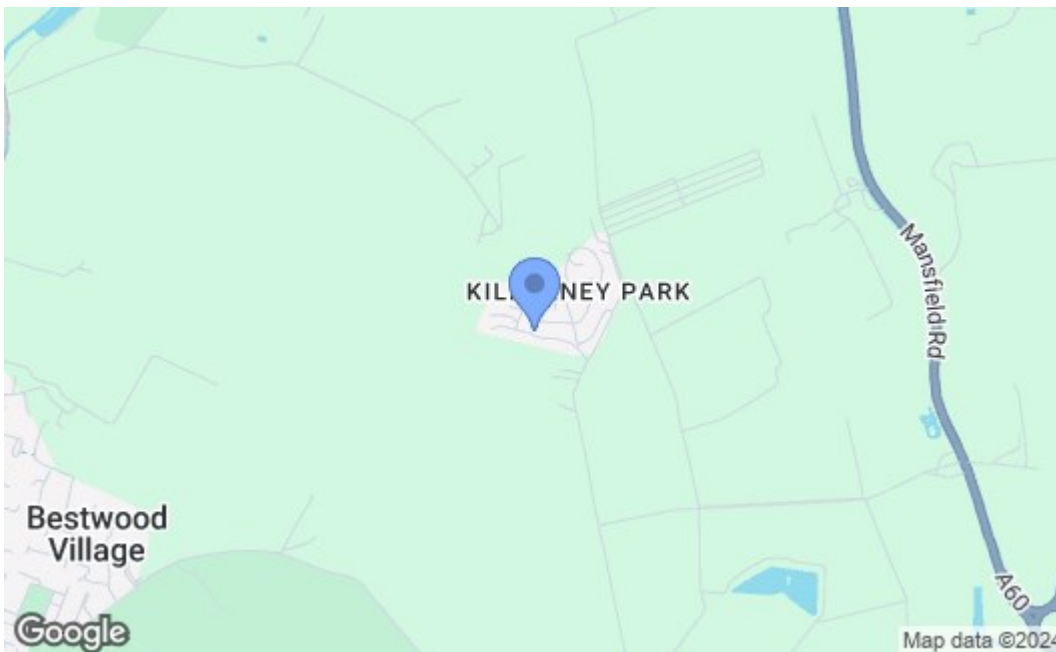
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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 (CO₂) 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.