



Bradford Way,  
Killarney Park, Nottingham  
NG6 8YT

**£200,000**



\*\*\*GUIDE PRICE £200,000 - £220,000 \*\*\*

\*\* BRAND NEW PARK HOME - 10 YEAR WARRANTY \*\*

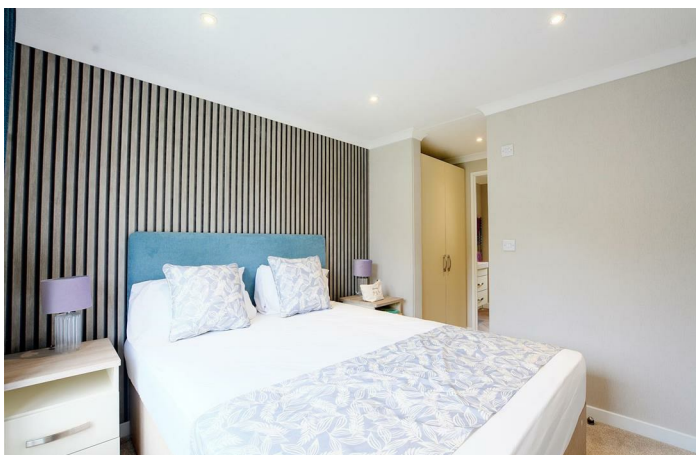
Robert Ellis Estate Agents are delighted to offer to the market this NEWLY CONSTRUCTED, TWO DOUBLE BEDROOM, DETACHED PARK HOME Situated within the HIGHLY SOUGHT AFTER LOCATION, SANDY OAKS in NOTTINGHAM.

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

This home has been newly constructed in 2023, allowing prospective buyers to move in with ease and enjoy their new lifestyle. Upon entry, you are welcomed into the entrance hall, leading straight through to the inviting, open plan living area. This offers a lounge and dining space, alongside your fully fitted kitchen with integrated appliances. Off this, you have access into the hallway which takes you to the first double bedroom with featured dressing area hosting fitted wardrobes and walk-in, shower room en-suite. You can also gain access into the second double bedroom and family bathroom benefitting from a modern three piece suite.

This home offers a contemporary style of living, with added style. It is ideal for any couple looking for a beautiful, high quality home within sandy Oaks.

Contact the office for further information.



#### Entrance Hallway

3'11" x 4'3" approx (1.20 x 1.32 approx)

UPVC double glazed composite front door. Carpeted flooring. Wall mounted radiator.

#### Cloak Room

3'10" x 0'10" approx (1.19 x 0.27 approx)

#### Lounge Diner

23'6" x 18'10" approx (7.18 x 5.75 approx)

UPVC double glazed windows to the front and side elevations. UPVC double glazed French doors opening onto decked area. Carpeted flooring. 3 x Wall mounted double radiators. Fitted electric fireplace with surround.

#### Kitchen

9'3" x 12'1" approx (2.84 x 3.70 approx)

UPVC double glazed window. Range of fitted wall and base units. Stainless steel sink with dual heat tap. 4 ring gas hob with extractor fan above. Integrated Hoover Oven. Integrated Dishwasher. Integrated Tall Fridge & Freezer. Integrated Partially tiled walls. Vinyl flooring. Housing Boiler.

#### Hallway

6'0" x 3'2" approx (1.83 x 0.97 approx)

Carpeted flooring. Access into Lounge Diner, Kitchen, Bedrooms 1 & 2 and Family Bathroom

#### Bedroom 1

8'10" x 9'1" approx (2.70 x 2.79 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### En Suite

5'3" x 7'3" approx (1.61 x 2.23 approx)

UPVC double glazed window. Walk-in double shower with handheld shower unit. Wall mounted sink with dual heat tap and built-in storage underneath. W/C. Partially tiled walls. Laminate flooring. Wall mounted towel radiator

#### Dressing Area

6'0" x 3'1" approx (1.84 x 0.96 approx)

Fitted wardrobes. Wardrobe housing the electrical unit.

#### Bedroom 2

9'1" x 9'0" approx (2.78 x 2.76 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Integrated dressing area

#### Family Bathroom

5'6" x 6'1" approx (1.70 x 1.87 approx)

UPVC double glazed opaque window. Bath with dual heat tap. Wall mounted sink with dual heat tap and storage drawers. W/C. Partially tiled walls. Vinyl flooring. Wall mounted towel radiator.

#### Outside of Property

Allocated block paved parking space. Decking area access via Lounge. Laid to lawn surrounding sides and front elevations. Access round property via gravel path.

#### 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

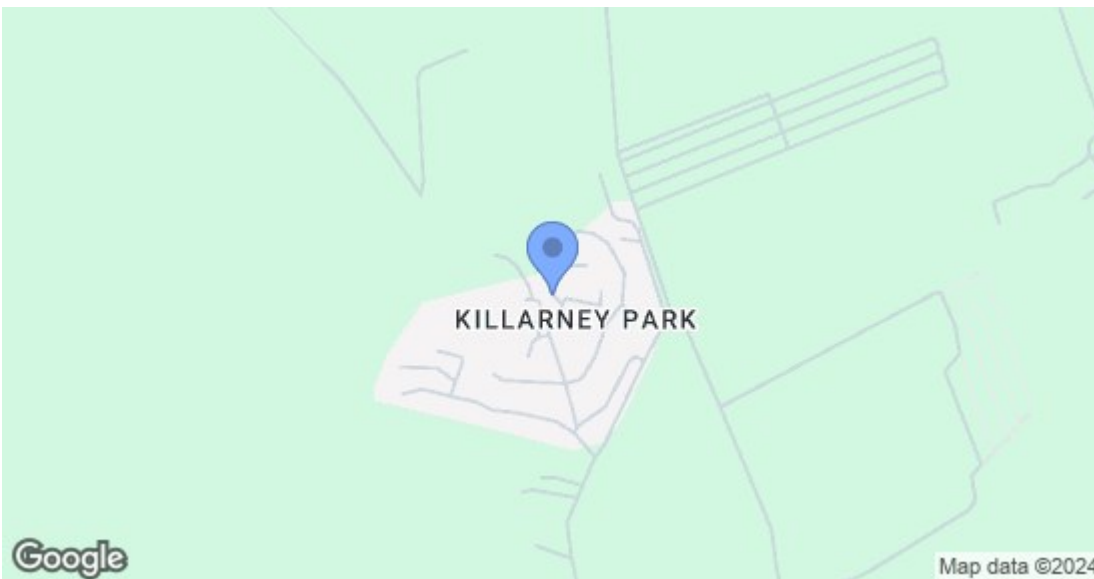
Flood Defences – No

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.