

Sunrise Avenue  
Sandy Oaks, Nottingham NG6 8FA

**£220,000 Freehold**

A LARGE TWO BEDROOM PARK HOME  
BEING SOLD WITH NO UPWARD CHAIN.



\*\* STUNNING PARK HOMES WITH BREATH-TAKING VIEWS \*\*

This exquisite park home offers a perfect blend of comfort and luxury, nestled in Sandy Oaks Village, a community for over 45s, that boasts fantastic panoramic views.

As you approach the property, you'll be greeted by a gated driveway. Step inside and discover a newly decorated interior featuring two spacious bedrooms as well as a Study Room, with the master bedroom benefiting from an en-suite bathroom with a shower. The family bathroom boast a large corner bath and 3 piece suite. A highlight of this home is the charming conservatory, where you can soak in the stunning views throughout the seasons, creating an inviting space for entertaining or simply unwinding with a good book. The final cherry on the top is a separate garage, ensuring both security and convenience.

This park home is not just a residence; it's a lifestyle choice, offering tranquillity and elegance in every corner. Don't miss the opportunity to experience the beauty and comfort of this remarkable property!



### Entrance Hallway

UPVC double glazed front entrance door leading into the entrance hallway, UPVC double glazed windows, wall mounted radiator, spotlights to the ceiling, coving to the ceiling, internal door leading into lobby, archway leading into the dining room.

### Dining Room

UPVC double glazed bow window, wall mounted radiator, spotlights to the ceiling, coving to the ceiling, internal door leading into the kitchen, archway leading into the lounge.

### Lounge

UPVC double glazed sliding doors leading to the decking area, 2 x UPVC double glazed bow window, carpeted flooring, wall mounted radiators, spotlights to the ceiling, ceiling light point, coving to the ceiling, feature fireplace.

### Kitchen

UPVC double glazed rear door leading into the conservatory, UPVC double glazed bow window, tiled splash backs, wall mounted radiator, spotlights to the ceiling, coving to the ceiling, a range of fitted wall and base units with worksurfaces above, integrated eye level oven, 4 ring hob with built-in extractor hood above, sink with swan neck mixer heat tap, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer.

### Conservatory

UPVC double glazed windows, UPVC double glazed door leading out to the patio area, carpeted flooring, wall mounted radiator, ceiling light point.

### Lobby

Spotlights to the ceiling, coving to the ceiling, loft access hatch, airing cupboard, internal doors leading into bedroom 1, 2, study and the family bathroom.

### Bedroom 1

UPVC double glazed bow window, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes, bedside tables, over the bed storage, drawers and vanity area, internal door leading into the en-suite bathroom.

### En-Suite Bathroom

UPVC double glazed window, wall mounted radiator, tiled splashbacks, ceiling light point, coving to the ceiling, 3 piece suite comprising of a walk-in shower enclosure, pedestal hand wash basin with hot and cold taps and a WC.

### Bedroom 2

UPVC double glazed bow window, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes, bedside tables, over the bed storage, drawers and vanity area.

### Study

UPVC double glazed window, wall mounted radiator, ceiling light point, coving to the ceiling, built-in storage cupboard, drawers and desk area.

### Bathroom

UPVC double glazed window, tiled flooring, tiled splashbacks, ceiling light point, coving to the ceiling, airing cupboard, 3 piece suite comprising of a bath with mixer tap and shower shower attachment, vanity hand wash basin with hot and cold taps and storage cupboard below and a WC.

### Detached Garage

Up and over door to the front elevation, side access door leading to the decking area, UPVC double glazed window to the side elevation, light and power.

### Agents Notes: Park Home Additional Information

Size: 48ft x 20ft

Pitch Fee: £250 per month

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

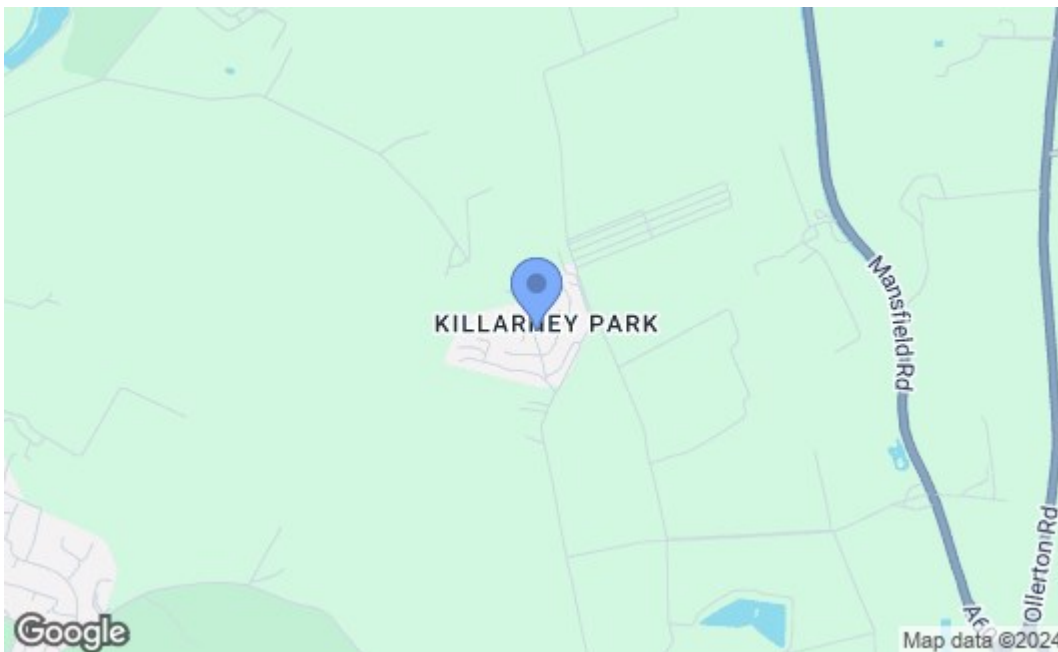
Flood Defences: No

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.