

# Robert Ellis

*look no further...*



Bradford Way,  
Sandy Oaks Village, Nottingham  
NG6 8YT

**£160,000 Freehold**

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/robertellisestateagent



@robertellisea





**\*\* CORNER PLOT \*\* MUST SEE \*\***

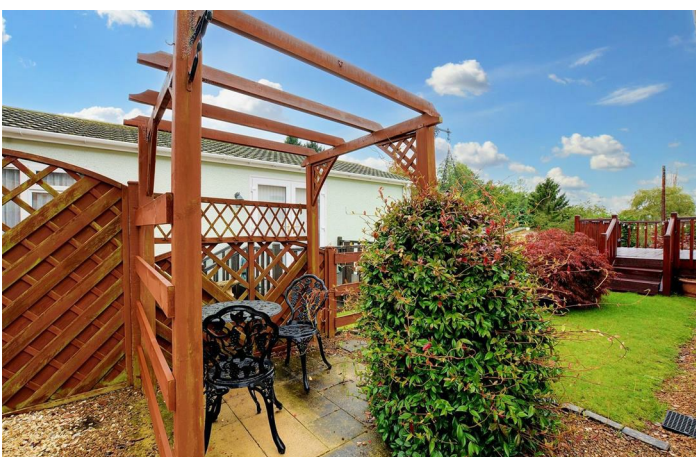
Robert Ellis Estate Agents are delighted to present to the market this TWO DOUBLE BEDROOM, DETACHED PARK HOME situated in SANDY OAKS, NOTTINGHAM.

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.

Upon entry, you are greeted by the kitchen with fitted units and ample storage cupboard. This leads through to the dining room with French doors to the lounge. The lounge allows access to the decking area, leading to patio under pergola. Off the dining room is the hallway, leading to first double bedroom with fitted wardrobes, second bedroom with fitted wardrobe and modernised bathroom featuring from a three piece suite and walk in, double shower. The park home has also been completely repainted inside.

The home is positioned within a corner plot, allowing a driveway for at least two cars, laid to lawns, flowers beds and shrubbery. The property also benefits from Solar Panels & a Solar Battery

A viewing is a MUST for the great opportunity- Contact us now!



### Lounge

19'3" x 9'7" approx (5.89 x 2.94 approx)

UPVC double glazed bay windows to the side elevations. UPVC double glazed French doors opening onto decked area. Laminate flooring. Space for electric fireplace with marble surround and wooden hearth. Wooden single glazed French doors leading through to Dining Room.

### Dining Room

7'0" x 7'6" approx (2.15 x 2.31 approx)

UPVC double glazed window. Laminate flooring. Wall mounted electric heater.

### Kitchen

9'2" x 10'2" approx (2.81 x 3.10 approx)

UPVC double glazed opaque front door. UPVC double glazed window. Range of fitted wall and base units. Composite sink with dual heat tap. 4 ring electric hob with extractor fan above. Space and plumbing for freestanding washing machine. Integrated Cooker. Space and point for freestanding fridge freezer. Storage cupboard (0.71 x 1.48 m approx) Laminate flooring.

### Hallway

5'5" x 2'11" approx (1.67 x 0.89 approx)

Laminate flooring. Access to Dining Room, Bedrooms 1 & 2 and Family Shower Room

### Bedroom 1

11'1" x 9'4" approx (3.40 x 2.87 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Fitted wardrobes.

### Bedroom 2

8'0" x 9'4" approx (2.45 x 2.87 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Fitted wardrobes.

### Family Shower Room

6'3" x 5'6" approx (1.93 x 1.69 approx)

UPVC double glazed opaque window. Walk-in double shower with electric handheld shower unit. Composite sink with dual heat tap and storage drawers. W/C. Vinyl flooring. Wall mounted towel radiator.

### Front of Property

Driveway with space for 2 cars. Flowerbeds and shrubbery.

### Rear of Property

Enclosed garden with raised decked area. Steps leading down to laid to lawn. Pergola Area. Stoned patio area. Flowerbeds and shrubbery.

### 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





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		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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.