



**Frances Way
Killarney Park, Nottingham NG6 8LP**

£215,000 Freehold

STYLISH AND AFFORDABLE PARK HOME
FEATURING CONTEMPORARY DESIGN
AND OPEN-PLAN LIVING



The Westbury is a relatively recent addition to the Omar range, but it has already been very popular thanks to its combination of style and affordability.

With a visually striking interior design theme, and Omar's hallmark quality, it strikes a keen balance between style and price point, incorporating enough visual firepower to fall in love with, whilst also providing enough of a blank canvas to make it your own.

There are two colour schemes available, the blue shown here or a neutral Cashmere theme, and vaulted ceilings are available as an optional extra.

For a simple, affordable home, there is plenty of character and interest built-in, and with a range of layouts to choose from, you can opt for a single unit, twin, one, two or three bedrooms and there's also a study in selected floorplans.

This may be one of Omar's more affordable models, but it doesn't compromise on style and quality, and as such, you'd be hard pushed to find better value for money!



Key Features

Built to BS 3632 residential standard
10-Year GoldShield structural warranty
Feature CanExel cladding around the lounge windows and main entrance (other colours / options are available)
New contemporary interior design scheme
Spacious open-plan living area
Fitted kitchen with integrated appliances
Large storage cupboard to the kitchen
Master bedroom with dressing area and en-suite shower room
Family bathroom
This home is available as a single or a twin
This model comes with flat ceilings as standard (vaulted ceilings are available as an optional extra)

Living Space

Combi-bac carpet with underlay, fully lined curtains with tie backs, furniture includes TV unit, nest of tables, plus extending dining table with wooden dining chairs, 2 x 3-seater sofas with scatter cushions.

Kitchen

Integrated fridge-freezer, washing machine and dishwasher, choice of kitchen unit colour, built under electric single oven, 4 burner gas hob with stainless steel splashback plus integrated extractor fan, vinyl flooring, USB charging point.

Bedrooms and Bathrooms

Combi-bac carpet with underlay to bedrooms, vinyl to bathrooms, lined curtains with tie backs to bedrooms, wall mounted headboards (no bedding), walk-through dressing area with knee-hole and stool to master bedroom, USB charging point to all bedrooms, En suite shower room with quadrant shower cubicle and combi shower, roller blind to bathroom and en suite, shaver point to en suite.

Agents Notes: Park Home Additional Information

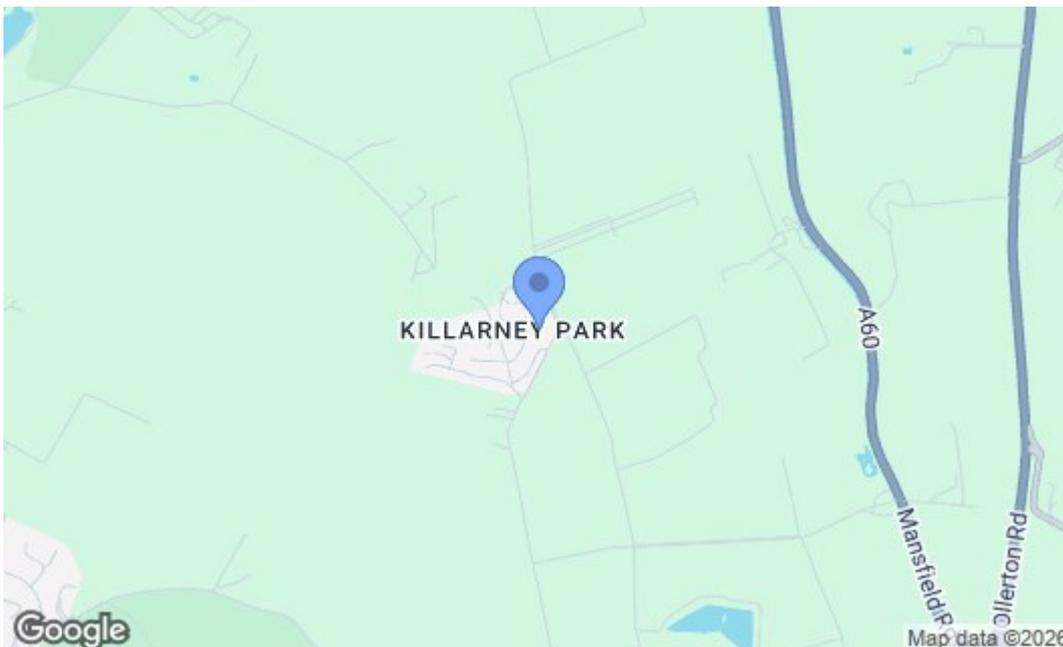
Electricity: Mains supply
Water: Mains supply
Gas: No mains supply
Septic Tank: No
Broadband: BT, Sky
Broadband Speed: Standard 15mbps Superfast 80mbps

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

Agents Notes: Please Note

Decking and props are not included, some photos may include optional extras and specifications and layouts may differ from those shown here. For full details, please contact our sales team. This model comes with flat ceilings as standard but vaulted ceilings are available as an optional extra.





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.