



Sharpes Way  
Killarney Park, Nottingham NG6 8LP

**Guide Price £110,000 Freehold**

A TWO-BEDROOM DETACHED PARK  
HOME





\*\* NO UPWARD CHAIN \*\* DETACHED PARK HOME \*\*\*

\*\* Price Guide £110,000- £120,000\*\*\*

Robert Ellis Estate Agents are delighted to present to the market this TWO-BEDROOM DETACHED PARK HOME, occupying a GENEROUS PLOT within the SOUGHT-AFTER KILLARNEY PARK development.

Situated just 7 miles from Nottingham city centre, the park enjoys an excellent balance of countryside surroundings and convenient access to Arnold, Bulwell and other nearby towns, all offering a wide range of shops, supermarkets, healthcare facilities, and transport links.

The home itself is arranged across a single level and includes a spacious lounge diner, fitted kitchen with adjoining utility room, two bedrooms, and bathroom. Whilst the property would benefit from some cosmetic renovation, it represents a fantastic opportunity for buyers looking to modernise and create a home to their own style and specification.

Externally, the property enjoys both front and rear gardens, together with a driveway and garage.

Offered to the market with the benefit of no upward chain, this park home is ideal for those looking to downsize or enjoy low-maintenance living in a welcoming community. Early viewing is strongly recommended.





### Entrance Hallway

10'1 x 4'10 approx (3.07m x 1.47m approx)

UPVC double glazed leaded door to the front elevation, ceiling light point, coving to the ceiling, wall mounted electric heater, storage cupboard, panelled doors leading off to:

### Open Plan Lounge Diner

17'06 x 20'6 approx (5.33m x 6.25m approx)

UPVC double glazed windows to the front and side elevations, feature electric fireplace, ceiling light point, wall mounted electric heaters, ample space for both seating and dining areas.

### Fitted Kitchen

9'06 x 9'04 approx (2.90m x 2.84m approx)

UPVC double glazed window to the rear elevation, a range of matching wall and base units incorporating a laminate worksurfaces over, integrated NEFF oven with ceramic hob over and extractor hood above, sink with mixer tap over, space and plumbing for a freestanding dishwasher, wall mounted electric heater, tiled splashbacks, recessed spotlights to the ceiling, archway leading through to the utility area.

### Utility Area

5'3 x 6'04 approx (1.60m x 1.93m approx)

UPVC double glazed door to the rear elevation, space and plumbing for an automatic washing machine, space and point for a tumble dryer, worksurfaces over, tiled splashbacks, space and point for a freestanding fridge freezer, recessed spotlights to the ceiling, panelled door leading to the airing cupboard housing the hot water cylinder with additional storage.

### Bathroom

6'09 x 6'11 approx (2.06m x 2.11m approx)

UPVC double glazed window to the front elevation, three piece suite comprising panelled bath, low level flush WC, vanity wash hand basin with storage cupboard below, ceiling light point.

### Bedroom One

9'08 x 9'11 approx (2.95m x 3.02m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall light points, wall mounted electric heater, doorway leading to the walk-in wardrobe, panelled door leading through to the en-suite shower room.

### Walk -In Wardrobe

5'02 x 4'3 approx (1.57m x 1.30m approx)

Ceiling light point and shelving.

### En-Suite Shower Room

4'10 x 4'11 approx (1.47m x 1.50m approx)

UPVC double glazed window to the side elevation, shower enclosure with electric shower over, low level flush WC, corner vanity wash hand basin.

### Bedroom Two

10'11 x 9'05 approx (3.33m x 2.87m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted electric heater.

### Outside

To the front of the property there is a garden with mature shrubs and trees planted to the borders, pathway leading to the front entrance door, driveway providing off the road vehicle hardstanding, access to the freestanding garage.

To the rear of the property there is an enclosed garden area.

### Garage

Up and over door to the front elevation.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 2mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

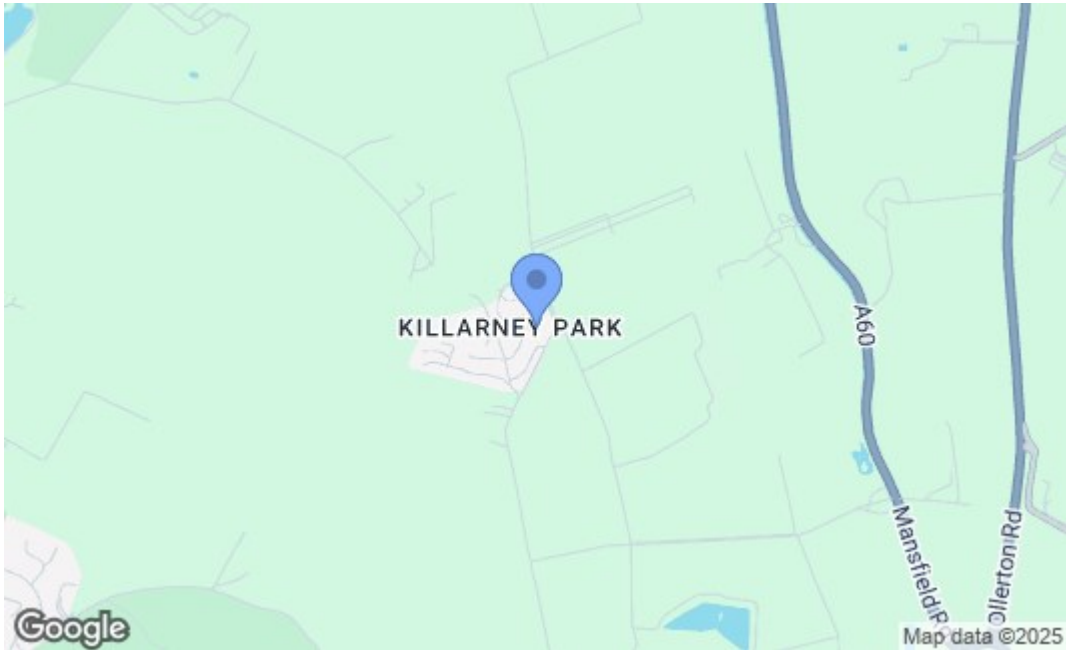
Flood Defences: No

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		70
(55-68) D		
(39-54) E	41	
(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.