

Robert Ellis

look no further...



Johnstone Way
Killarney Park, Nottingham NG6 8NZ

CHAIN FREE TWO BEDROOM PARK HOME!

Asking Price £110,000 Freehold

0115 648 5485



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Situated on a generous 360 plot within the popular Killarney Park development, this well-maintained two bedroom park home offers spacious and comfortable living, ideal for those seeking a peaceful residential setting with excellent on-site amenities.

The property features two well-proportioned double bedrooms, both benefiting from fitted storage, providing practical and convenient accommodation. A modernised kitchen offers ample cupboard space and functionality, complemented by a combi boiler for efficient heating and hot water.

The living accommodation is particularly impressive, with large reception areas creating a bright and airy atmosphere, perfect for relaxing or entertaining. A conservatory further enhances the space, offering an additional seating area with views over the surrounding plot.

The home is completed by a three-piece bathroom, fitted with essential fixtures.

Externally, the property enjoys a generous wraparound (360) plot, providing a sense of space and privacy, along with a triple driveway offering ample off-road parking.

Killarney Park benefits from a welcoming community atmosphere and includes a communal clubhouse hosting a range of social activities. A private bus service runs twice daily, providing convenient access to Arnold and Nottingham city centre.

This is a fantastic opportunity to acquire a spacious and well-located park home with excellent amenities.



Lounge

20'0" x 9'10" approx (6.1 x 3.0 approx)

Two UPVC double glazed bay windows to the front elevation, sliding double glazed door to the side elevation, fireplace, coving to the ceiling, wall mounted radiator, archway leading through to the dining room.

Dining Room

9'10" x 7'10" approx (3.0 x 2.4 approx)

UPVC double glazed window to the side elevation, wall mounted radiator, laminate flooring, coving to the ceiling, doors leading off to:

Kitchen

9'6" x 10'2" approx (2.9 x 3.1 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a cooker with extractor hood above, space and point for an undercounter fridge, tiled splashbacks, laminate flooring, storage cupboard, wall mounted radiator, UPVC double glazed window to the side elevation, UPVC double glazed door leading through to the conservatory.

Conservatory

9'2" x 9'6" approx (2.8 x 2.9 approx)

UPVC double glazed windows surrounding, UPVC double glazed door to the front elevation, UPVC double glazed French doors leading out to the garden, laminate flooring.

Hallway

Laminate flooring, storage cupboard, coving to the ceiling, doors leading off to:

Bedroom One

11'5" x 9'6" approx (3.5 x 2.9 approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, built-in wardrobes.

Bedroom Two

7'10" x 9'10" approx (2.4 x 3.0 approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, built-in wardrobe, carpeted flooring.

Bathroom

5'6" x 6'6" approx (1.7 x 2.0 approx)

Handwash basin with mixer tap and storage below, WC, panelled bath with electric shower over, tiled splashbacks, chrome heated towel rail, extractor fan, UPVC double glazed window to the side elevation.

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

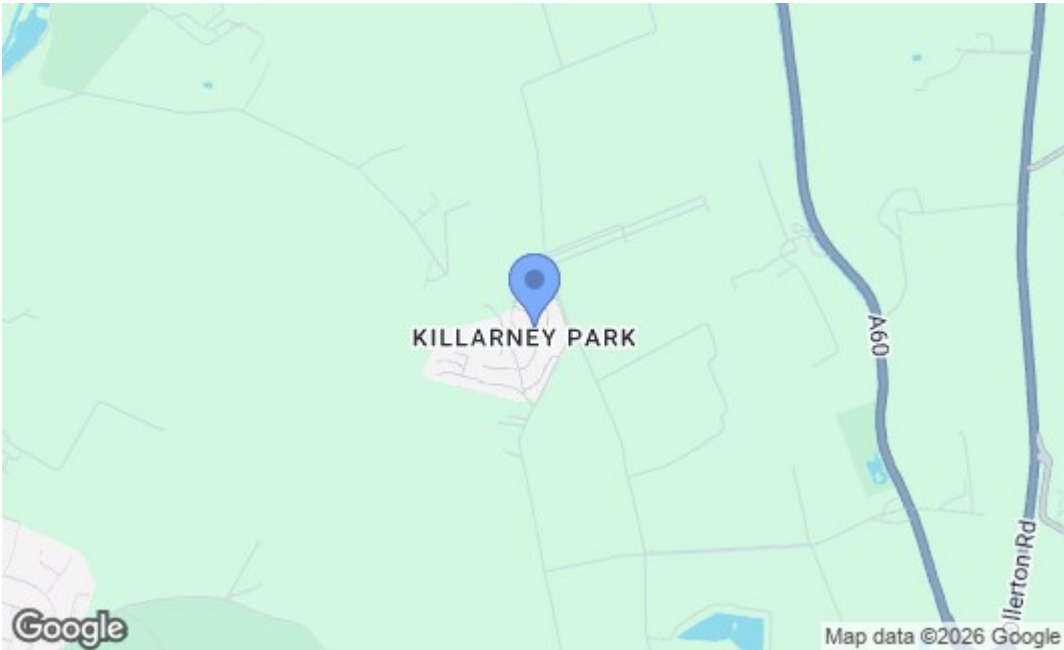
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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 (CO ₂) 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.