



**Barnsley Close  
Killarney Park, Nottingham NG6 8LX**

**A WELL PRESENTED TWO BEDROOM  
PARK HOME FOR SALE!**

**£140,000 Freehold**



Robert Ellis Estate Agents are delighted to present this well-maintained two-bedroom detached park home, situated on the popular Sandy Oaks development in Nottingham. Offering comfortable single-storey living, this property is ideal for those looking to downsize while enjoying a peaceful setting. The development is conveniently located close to local shops and everyday amenities, making it a great choice for buyers seeking a quieter lifestyle.

Stepping inside, you are welcomed into a bright and modern fitted kitchen featuring a range of wall and base units, integrated appliances and generous worktop space. Double doors lead through to the spacious lounge, creating a practical flow between the living areas. The lounge is filled with natural light from its dual aspect windows and enjoys sliding patio doors opening directly onto the garden, making it an ideal space to relax or entertain.

The inner hallway provides access to two well-proportioned bedrooms. The principal bedroom offers ample space for bedroom furniture, whilst the second bedroom benefits from a built-in wardrobe, making it perfect as a guest room, hobby room or home office. Completing the accommodation is a contemporary shower room fitted with a modern suite, vanity unit and spacious walk-in shower.

Outside, the property enjoys attractive wrap-around gardens with a combination of paved seating areas, gravelled sections and mature planting, creating a private and low-maintenance outdoor space. A private driveway provides off-road parking, adding further convenience.

This charming park home offers comfortable accommodation in a peaceful setting and is ready for its next owner to move straight into. Early viewing is highly recommended to fully appreciate everything this home has to offer.



## Kitchen

13'66 × 8'06 approx (3.96m × 2.59m approx)

UPVC double glazed door to the side elevation, vinyl flooring, UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, double doors leading through to the lounge, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with hob over and extractor hood above, integrated fridge freezer, integrated washing machine, electric storage heater.

## Lounge

16'17 × 10'38approx (4.88m × 3.05mapprox)

Carpeted flooring, coving to the ceiling, double glazed sliding door leading out to the garden, UPVC double glazed window to the front elevation, electric storage heater.

## Inner Hallway

Storage cupboard, access to the loft, doors leading off to:

## Bedroom One

10'46 × 9'25 approx (3.05m × 2.74m approx)

UPVC double glazed window to the side elevation, carpeted flooring, electric storage heater, coving to the ceiling.

## Bedroom Two

7'25 × 9'33 approx (2.13m × 2.74m approx)

UPVC double glazed window to the side elevation, carpeted flooring, electric storage heater, coving to the ceiling, built-in wardrobe.

## Bathroom

12'83 × 6'10 approx (3.66m × 2.08m approx)

Vinyl flooring, UPVC double glazed window to the side elevation, WC, vanity wash hand basin with mixer tap, heated towel rail, spotlights to the ceiling, extractor fan, shower enclosure with electric shower over.

## Outside

A wrap around garden incorporating paved patio areas and gravelled area with a range of mature plants and shrubbery planted to the borders, a driveway providing off the road

vehicle hardstanding and pathway leading to the entrance door.

## Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 3mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

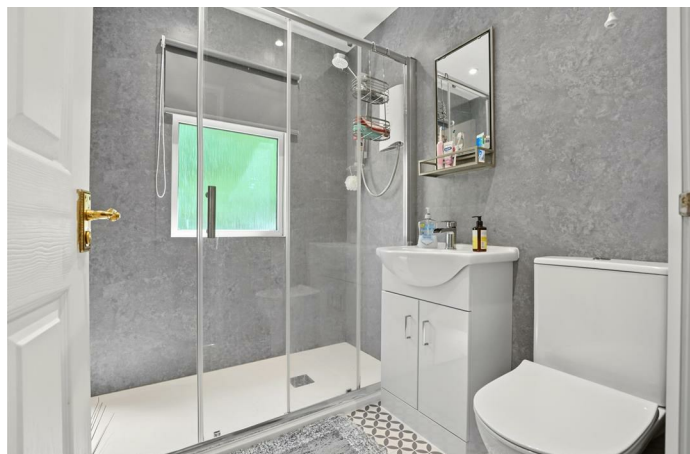
Flood Risk: No flooding in the past 5 years

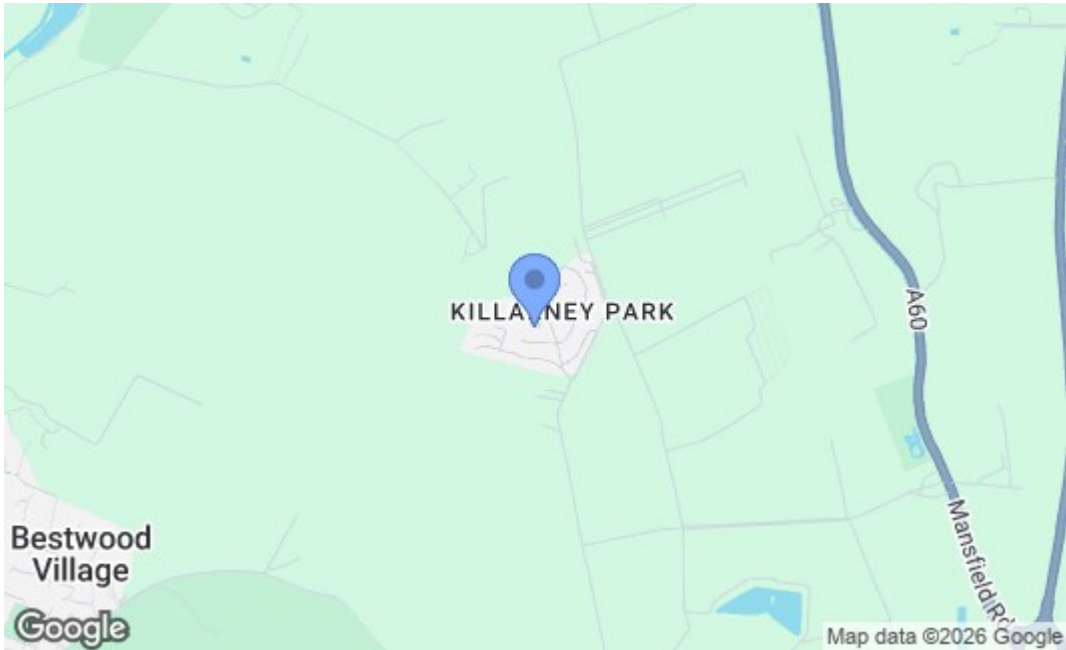
Flood Defences: No

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                                                       |         |           |
| (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 <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.