



Sharpes Way  
Killarney Park, Nottingham NG6 8LP

DETACHED TWO BEDROOM PARK HOME  
SITUATED ON THE POPULAR KILLARNEY  
PARK DEVELOPMENT

**Asking Price £160,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS TWO BEDROOM DETACHED PARK HOME, OCCUPYING A PARTICULARLY GENEROUS PLOT WITHIN THE POPULAR KILLARNEY PARK DEVELOPMENT.

The property offers well-proportioned accommodation throughout and would make an ideal home for those looking for single-storey living in a peaceful setting, while remaining within easy reach of the surrounding Nottingham area.

The accommodation is entered through an entrance lobby which opens into a particularly impressive dual-aspect living room. This bright and spacious reception room features a bay window, additional feature window, fireplace and direct access into the conservatory, while internal French doors connect through to the kitchen diner.

The conservatory provides an additional reception area overlooking the garden and has French doors opening onto the raised decked seating area. The generous kitchen diner is fitted with a range of matching wall and base units, integrated appliances and offers plenty of space for a dining table, making this an excellent everyday living and entertaining space.

An inner hallway provides access to the two bedrooms and main bathroom. Bedroom one is a good-sized double room with extensive built-in wardrobes and vanity storage together with its own en-suite shower room. The second bedroom also benefits from fitted wardrobes and a vanity unit, while the main bathroom is fitted with a three-piece suite.

One of the standout features of the property is undoubtedly the outside space. The home sits on a fantastic sized plot with a driveway providing off-road parking. To the rear is an enclosed garden enjoying picturesque countryside views, with a raised decked seating area, lawn and a variety of mature plants and trees creating an attractive and established setting.

An internal viewing is highly recommended to fully appreciate the size of the accommodation, generous plot and attractive position this individual home has to offer.



### Entrance Lobby

3'11" x 4'7" approx (1.2 x 1.4 approx)

UPVC double glazed entrance door to the side elevation, ceiling light point, coving to the ceiling, carpeted flooring, door leading through to the living room.

### Living Room

20'11" x 16'0" approx (6.4 x 4.9 approx)

Dual aspect bright open living room benefits from having UPVC double glazed bay window and additional feature diamond window to the side elevation, double glazed sliding door leading through to the rear conservatory, carpeted flooring, feature Adams style fireplace incorporating wooden surround with marble hearth and electric fire, ceiling light point, door leading through to the inner hallway, internal French doors leading through to the kitchen diner.

### Conservatory

10'5" x 10'5" approx (3.2 x 3.2 approx)

UPVC double glazed windows surrounding, brick built dwarf walls, ceiling light point with fan, UPVC double glazed French doors leading out to the raised decked area.

### Kitchen Diner

19'8" x 8'2" approx (6.0 x 2.5 approx)

This spacious dining kitchen incorporates a range of matching wall and base units featuring laminate worksurfaces over, 1.5 bowl stainless steel sink with mixer tap, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, integrated washing machine, integrated hob with extractor hood above, integrated eye level oven, kickboard heater, space and point for a fridge freezer, ceiling light points, wall mounted electric storage heater, ample space for a dining table, LVT flooring to kitchen area with carpeted flooring to the dining area, internal French doors leading through to the living room, sliding double glazed patio door leading through to the porch.

### Porch

10'2" x 2'11" approx (3.1 x 0.9 approx)

UPVC double glazed windows to the side and rear elevations, wall light points, carpeted flooring with UPVC double glazed doors at either side.

### Inner Entrance Hallway

15'1" x 3'3" approx (4.6 x 1.0 approx)

Ceiling light point, built-in storage cabinet, panelled doors leading off to:

### Bathroom

7'6" x 5'6" approx (2.3 x 1.7 approx)

Three piece suite comprising low level flush WC, pedestal wash hand basin, bath with separate hot and cold taps, UPVC double glazed window to the rear elevation, tiled splashbacks, ceiling light point, extractor fan.

### Bedroom One

11'1" x 11'5" approx (3.4 x 3.5 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, ample built-in storage incorporating a vanity unit and wardrobes, wall mounted electric storage heater, door leading through to the en-suite shower room.

### En-Suite

6'2" x 5'2" approx (1.9 x 1.6 approx)

Shower enclosure with electric shower over, UPVC double glazed window to the rear elevation, pedestal wash hand basin, low level flush WC, extractor fan, ceiling light point, wall mounted Dimplex electric heater.

### Bedroom Two

8'2" x 12'5" approx (2.5 x 3.8 approx)

UPVC double glazed window to the front elevation, ceiling light point, carpeted flooring, built-in storage incorporating wardrobes and a vanity unit, wall mounted electric storage heater.

### Outside

The property sits on a fantastic sized plot with a spacious driveway providing off the road vehicle hardstanding and pathway leading to the front and side entrance door.

To the rear of the property there is an enclosed rear garden with picturesque countryside views incorporating a raised decked area, steps leading down to a lawned garden, a range of mature plants and trees planted throughout with fencing and hedging to the borders.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Electric Storage Heating

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 2mbps Superfast 80mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

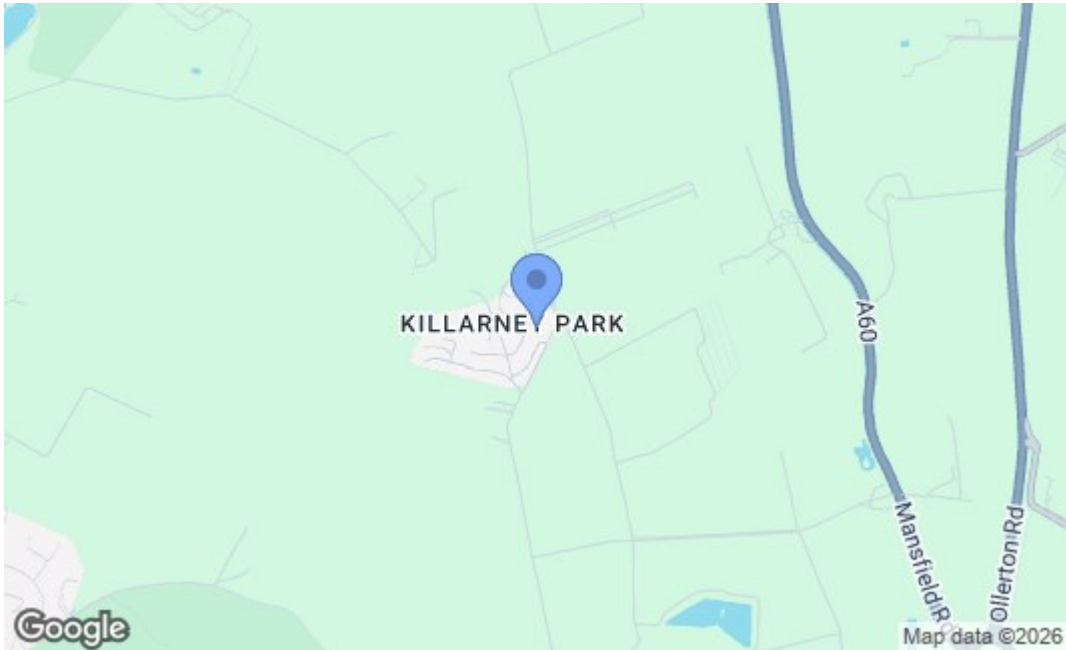
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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                                                       |         |           |
| (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.