



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

£190,000 Freehold

BRAND NEW TWO-BEDROOM DETACHED
PARK HOME IN A SOUGHT-AFTER OVER-
45s DEVELOPMENT WITH MODERN
INTERIOR AND 10-YEAR WARRANTY.



**** BRAND NEW PARK HOME - 10 YEAR WARRANTY ****

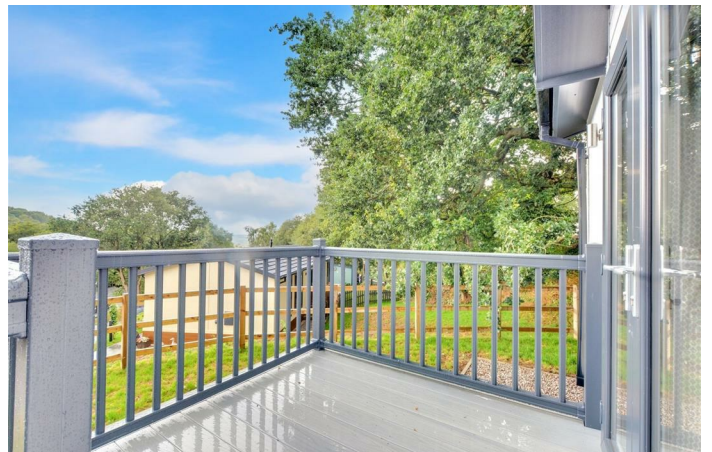
Robert Ellis Estate Agents are delighted to offer to the market this NEWLY CONSTRUCTED, TWO DOUBLE BEDROOM, DETACHED PARK HOME Situated within the HIGHLY SOUGHT AFTER LOCATION, SANDY OAKS in NOTTINGHAM.

Sandy Oaks, formerly known as Killarney Park is the ever growing in popularity, over 45's complex situated within the countryside, whilst being close to the town of Arnold. It offers a great range of transports links, events within the club house and surrounding walks.

This home has been newly constructed in 2023, allowing prospective buyers to move in with ease and enjoy their new lifestyle. Upon entry, you are welcomed into the entrance hall, leading straight through to the inviting, open plan living area. This offers a lounge and dining space, alongside your fully fitted kitchen with integrated appliances. Off this, you have access into the hallway which takes you to the first double bedroom with featured dressing area hosting fitted wardrobes and walk-in, shower room en-suite. You can also gain access into the second double bedroom and family bathroom benefitting from a modern three piece suite.

This home offers a contemporary style of living, with added style. It is ideal for any couple looking for a beautiful, high quality home within sandy Oaks.

Contact the office for further information.



UPVC door to the front.

Living Area

Two radiators, carpeted flooring, double glazed French doors to the front, two double glazed bay windows to the side, coving and built-in electric fire, built-in storage cupboard.

Kitchen

15'1" x 21'10" max (4.6m x 6.68m max)

Linoleum flooring, double glazed window to the rear, coving, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, built-in fridge freezer, electric oven, four ring gas hob and hood over.

Bedroom 1

8'10" x 8'4" max (2.7m x 2.56m max)

Carpeted flooring, double glazed bay window to the front, radiator, built-in wardrobe.

En-Suite

Double glazed window to the rear, radiator, coving, spotlights to the ceiling, linoleum flooring, low flush w.c., vanity wash hand basin with mixer tap, shaver point and shower cubicle with a mains fed shower.

Bedroom 2

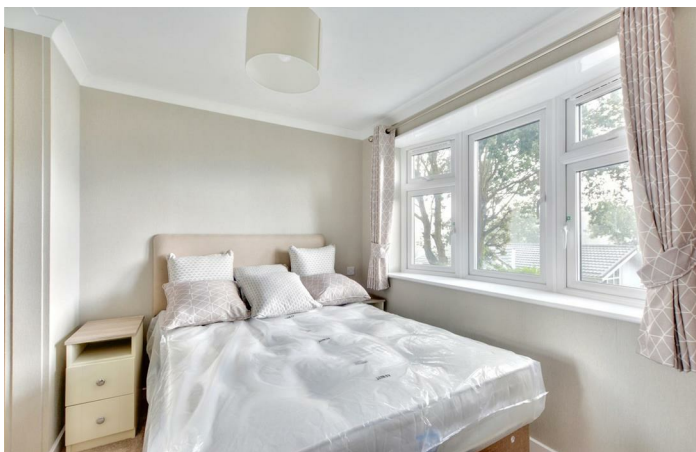
8'8" x 7'8" max (2.65m x 2.35m max)

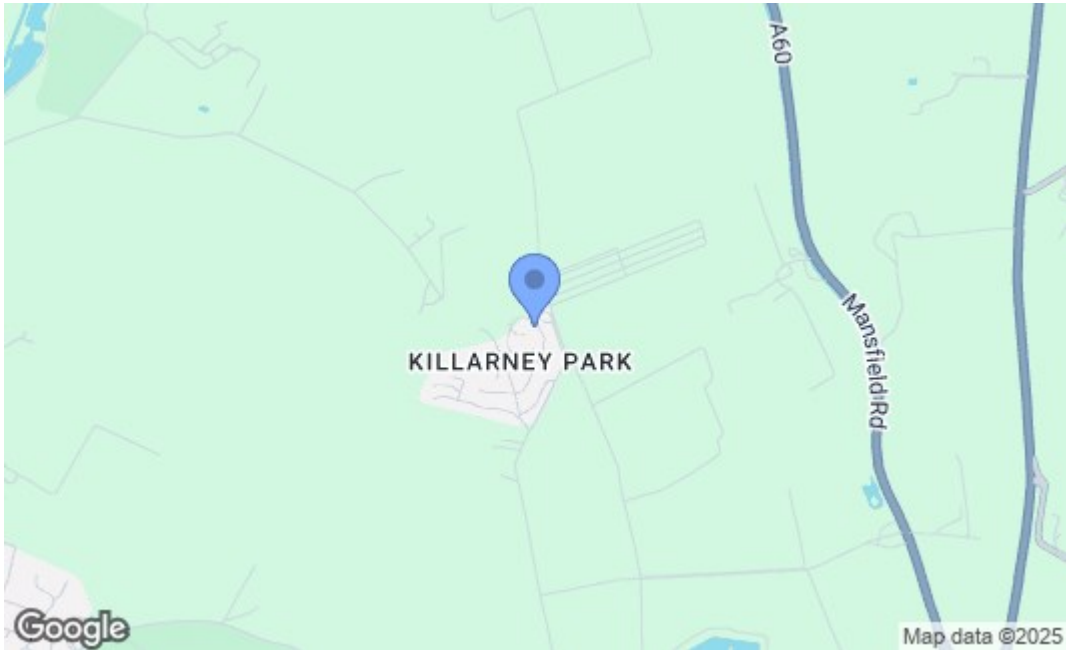
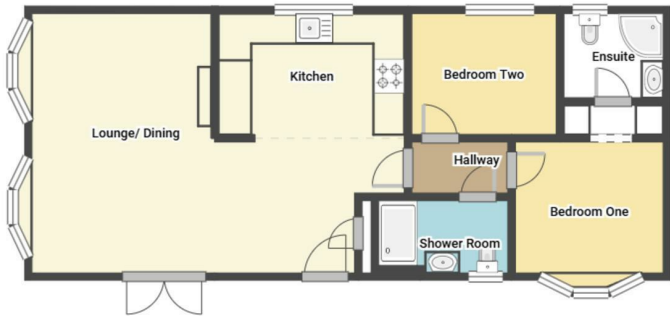
Carpeted flooring, double glazed window to the rear, built-in wardrobe, radiator, coving.

Bathroom

Outside

To the front of the decked area and a driveway for 2 vehicles.





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.