



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

£225,000 Freehold

A STYLISH AND AFFORDABLE PARK HOME
WITH A CONTEMPORARY SEMI OPEN-
PLAN LAYOUT, FLEXIBLE ROOM OPTIONS,
AND BRIGHT, AIRY LIVING SPACES.



The Newmarket is a stylish and affordable home, available in a single or a twin, with a contemporary, semi open-plan living space and the option to have a utility, study or even a third bedroom.

The simple yet stylish exterior benefits from tall windows to the front of the home, allowing plenty of natural light in, and French doors to the lounge area; a lovely feature for enjoying long summer days and plenty of fresh air. This also lends itself to an outside terrace/patio area where the available plot space lends itself, adding an extra element of potential appeal to buyers.

Inside you immediately get a feeling of openness with a large, contemporary styled, semi-open plan living space after a reception/boot area. The lounge and dining area form an 'L' shape and the kitchen is open through to the dining area.

Two double bedrooms, the master with en-suite shower and dressing area and a family bathroom complete the arrangement.



Key Features

New traditionally styled interior design scheme
Feature CanExel cladding to the exterior (available in a range of colours)
Semi-enclosed entrance with coat cupboard
Semi open-plan living space with lounge, dining and kitchen areas
Tall, slender windows to the lounge / dining area and master bedroom
French doors to the lounge
Contemporary fitted kitchen with integrated appliances
Master bedroom with dressing area and en-suite
This home is available as a single or a twin.

Construction

Built to BS 3632 residential standard, protected by a 10-year GoldShield structural warranty, pitched tiled roof - tiles guaranteed for 50 year, UPVC double glazing (10-year frame warranty + 5-year glazing warranty).

Living Space

Combi-bac carpet with underlay, full length curtains with tie backs, furniture includes coffee table plus extending dining table with chairs, built-in cabinetry with high level TV point for customers own TV, 2 x 3-seater sofas with scatter cushions.

Kitchen

Integrated fridge-freezer, washing machine and dishwasher, light Grey 'Sirius' style kitchen units, electric eye-level single oven, 4 burner gas hob with stainless steel splashback plus chimney extractor fan, vinyl flooring, USB charging point, roman blinds.

Bedrooms and Bathrooms

Combi-bac carpet with underlay to bedrooms, vinyl to bathrooms, lined curtains with tie backs to bedrooms, wall mounted headboards with co-ordinated bed runner and scatters (no bedding), walk-through dressing area to master bedroom, kneehole and stool to bedroom 2, USB charging point to all bedrooms, en-suite shower room with quadrant shower cubicle and combi shower, chrome towel radiator to bathroom and en-suite, venetian blind to bathroom and en-suite, shaver point to en-suite.

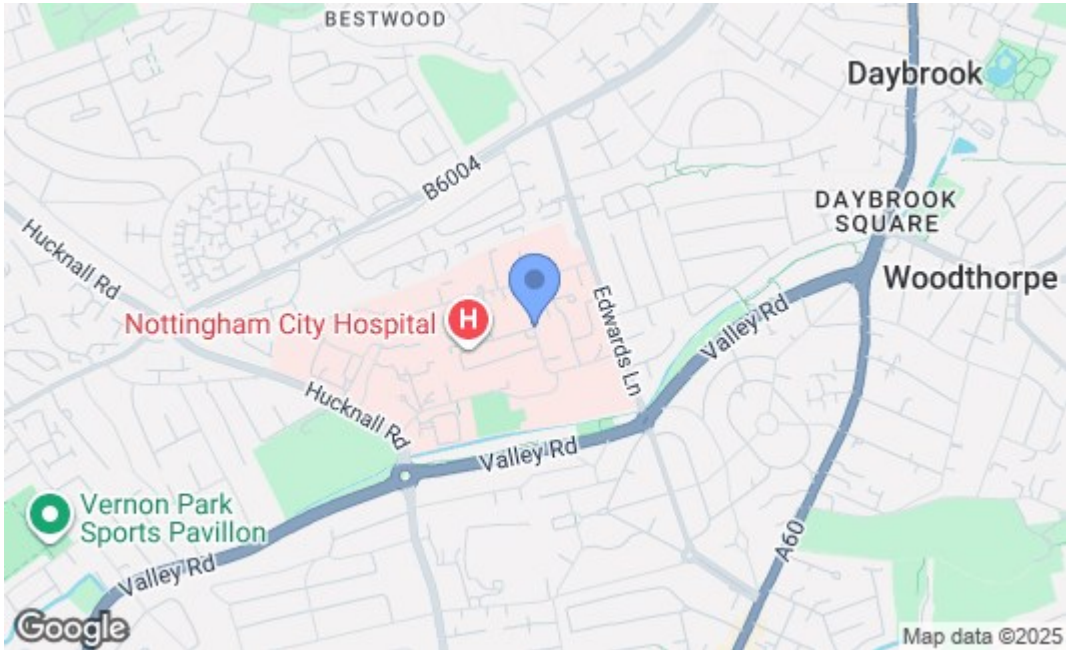
Agents Notes: Park Home Additional Information

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

Agents Notes: Please Note

The model photographed is bespoke configuration and is a mirror image floor plan. The standard model includes French doors to the lounge. Decking and props are not included, some photos may include optional extras and specifications and layouts may differ from those shown here. For full details, please contact our sales team.





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.