



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

**£230,000 Freehold**

DISCOVER A STYLISH AND VERSATILE  
PARK HOME THAT COMBINES  
TRADITIONAL CHARM, MODERN  
COMFORTS, AND FLEXIBLE LAYOUT  
OPTIONS TO SUIT YOUR LIFESTYLE!





The Middleton is a fully furnished and affordable park home, available in a variety of standard layouts.

The striking exterior has twin roof dormers and curved bay windows, and is available in either a modern or traditional exterior finish. The modern exterior has plain glazed windows, and the traditional finish has Georgian bar windows, so they each have a very different feel.

Inside, stylish interior design and a beautiful soft colour scheme flows throughout. The main living space is available with an 'L' shaped lounge / dining area or separate rooms, and there are options available with a study so there's a floor plan to suit, whatever your preference. The kitchen layout also changes depending on the layout, with many versions offering an additional utility area off the kitchen.

If you're looking for a traditional, stylish and practical home with Omar's hallmark of quality, this may well be the home for you!



### Construction

Built to BS 3632 residential standard, protected by a 10-year GoldShield structural warranty, pitched tiled roof with twin roof dormers (tiles guaranteed for 50 years), UPVC double glazing (10-year frame warranty + 5-year glazing warranty), feature front door, curved bay windows.

Available with either a modern or traditional exterior finish. The modern exterior has plain glazed windows, with the traditional exterior having Georgian bar.

### Living Space

Combi-Bac carpet with underlay, lined curtains with tiebacks, feature electric fire with contemporary soft white surround, lounge suite with scatter cushions, furniture including an extending dining table with chairs, nest of tables, bookcase and corner entertainment unit.

### Kitchen

Integrated fridge-freezer, washing machine and dishwasher, shaker style kitchen units, oven and four-burner gas hob with extractor hood, lined Roman blind, vinyl flooring, USB charging point, utility room on selected floor plans.

### Bedrooms and Bathrooms

Two or three bedrooms depending on the floor plan, wall-mounted headboards and co-ordinated bedding, walk-in wardrobe to the master bedroom, combi-Bac carpet with underlay to the bedrooms and vinyl to the bathroom and en-suite, lined curtains with tiebacks to the bedrooms and Venetian blinds to the bathroom and en-suite, quadrant shower cubicle to the 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

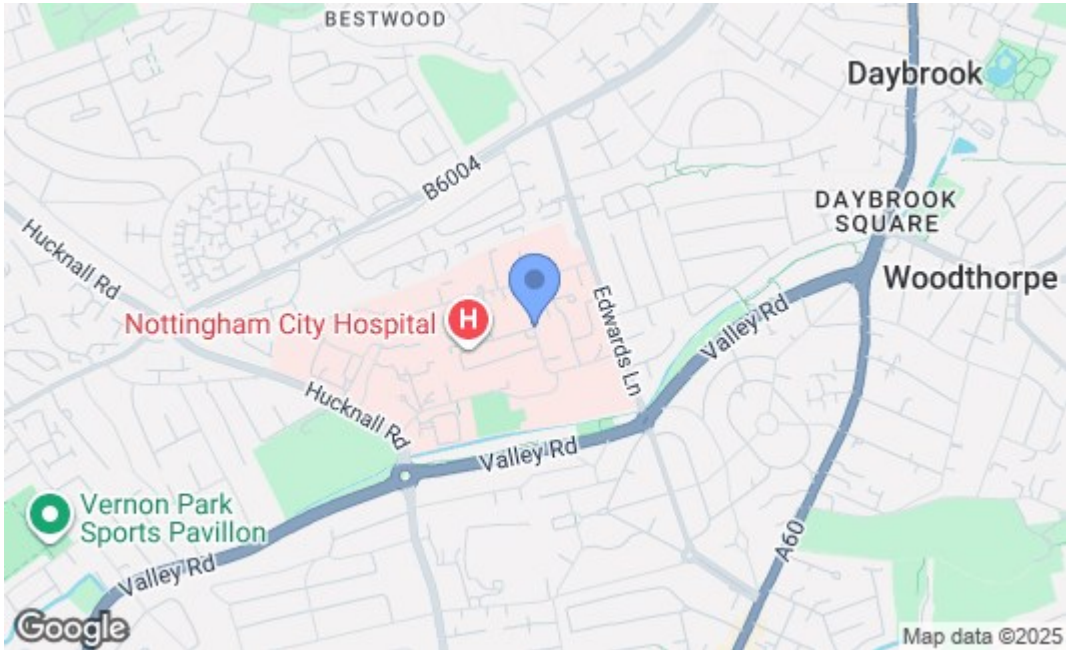
Other Material Issues: No

### Agents Notes: Please Note

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 <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.