



## 6 Sunset Avenue, Willow Park, Nottinghamshire | Guide Price £225,000

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Located on the edge of the lake, this Prestige Homeseeker Residence park home provides residents with beautiful views of Willow Park in a quiet location.



## Property Features

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- ◇ Open plan kitchen/diner complete with fully integrated appliances
- ◇ Separate utility room with integrated appliances
- ◇ Generous lounge with feature fire place and French doors leading out to the garden and decking for outdoor entertaining
- ◇ Large master suite with en-suite shower room and walk-in wardrobe
- ◇ Double second bedroom with fitted wardrobes
- ◇ Contemporary bathroom with vanity unit
- ◇ Driveway parking for two cars
- ◇ CanExel exterior cladding for easy maintenance
- ◇ Gas central heating

## Location

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Willow Park is located in Calverton, which is conveniently situated between Nottingham, Mansfield and the market town of Newark-upon-Trent, offering a wealth of history and museums including its impressive 12th century castle. Sitting between a beautiful golf course and stunning British countryside, the Park provides the perfect environment to live or retire for people over 45. The village has all the amenities required as well as several pubs and restaurants. Nottingham city centre is only 10 miles away with a regular bus service stopping right outside the park.





## Utilities

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**Council Tax:** Band A  
(Gedling Borough Council)

**Pitch Fee:** £140.89 p/month (2019/20)

**Gas:** Calor LPG  
Each home is installed with a tank

**Water:** All homes are metered by Killarney Homes and billed to residents biannually

**Electric:** Homes are metered by Killarney Homes and billed to residents quarterly

# FLOORPLAN

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## PRESTIGE HOMESEAKER RESIDENCE 46 x 22

INTERNAL AREA = 1,012 ft<sup>2</sup> / 94 m<sup>2</sup>



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Further details can be found online at [www.killarneyhomes.co.uk](http://www.killarneyhomes.co.uk)

To arrange a viewing please contact us on 0115 9652426 or email [sales@killarneyhomes.co.uk](mailto:sales@killarneyhomes.co.uk)