



Ilkeston Road  
Stapleford, Nottingham NG9 8JJ

A NEW BUILD, THREE BEDROOM SEMI  
DETACHED HOUSE.

**£329,995 Freehold**





WELCOME TO FIELD FARM.  
\*QUORN\*

Robert Ellis are delighted to welcome Field Farm, Stapleford developed by Peveril Homes.

This is a three bedroom semi-detached house with accommodation over three floors.

Measuring approx 1148sqft.

Situated on the outer rim of Stapleford, bordering Trowell, the site is ideally located close to a range of nearby transport links such as the A52, M1 and Nottingham Tram line as well as good local schooling and nearby shopping and the countryside.

For more information contact Robert Ellis on 0115 9490044.



HALLWAY

LOUNGE

14'6" x 12'8" (4.43 x 3.87)

FAMILY DINING KITCHEN

12'1" x 11'9" (3.70 x 3.59)

UTILITY AREA

WC

LANDING

BEDROOM 2

12'4" x 9'4" (3.76 x 2.87)

BEDROOM 3

9'6" x 8'7" (2.92 x 2.63)

FAMILY BATHROOM

LANDING

MASTER BEDROOM

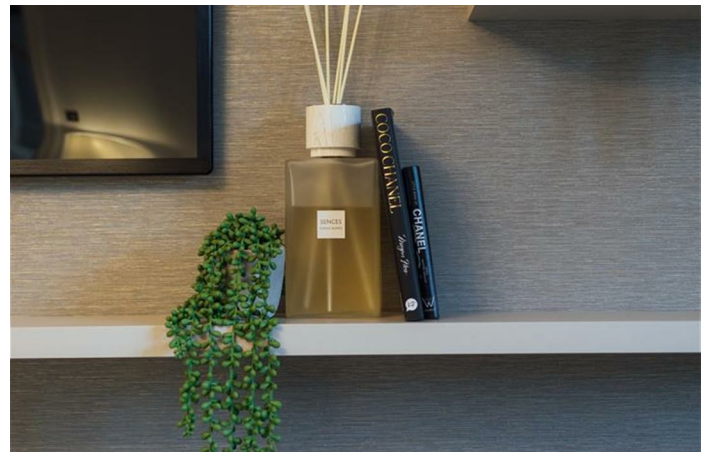
18'8" x 9'4" (5.69 x 2.87)

EN-SUITE

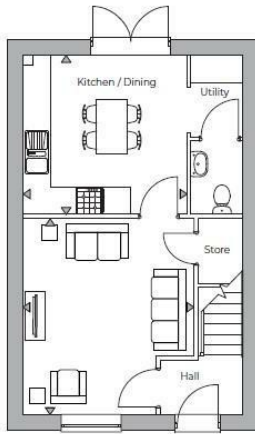
DRIVEWAY PARKING

PEACE OF MIND

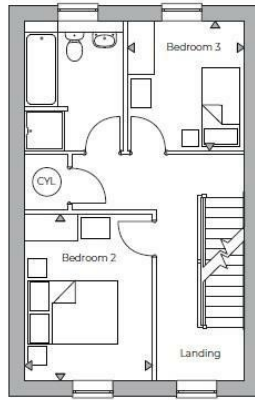
Each home will be independently surveyed during construction by LABC, who will issue their 10 year warranty certificate on completion of each home.



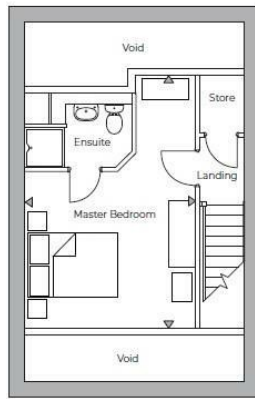




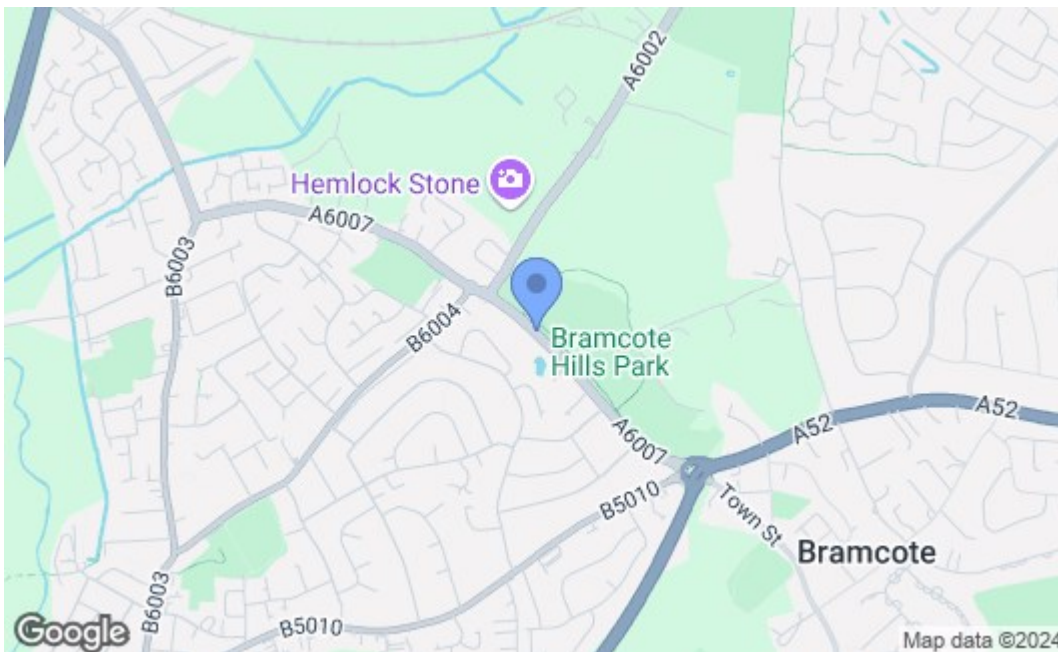
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.