



**Field Farm** Ilkeston Road, Stapleford, Nottinghamshire

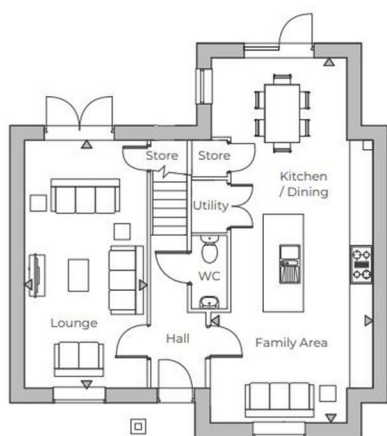


Ilkeston Road  
Stapleford, Nottingham NG9 8JP

## £459,995 Freehold

A NEW BUILD, FOUR BEDROOM  
DETACHED HOUSE.





Ground Floor



First Floor

Room	Measurements	
Kitchen / Dining / Family	4.18m (max) x 9.47m	13'9" (max) x 31'1"
Lounge	3.20m x 6.43m	10'6" x 21'1"
Master Bedroom	4.93m (max) x 3.56m (max)	16'2" (max) x 11'8" (max)
Bedroom 2	3.20m (max) x 3.68m (max)	10'6" (max) x 12'1" (max)
Bedroom 3	3.99m x 2.66m	13'1" x 8'9"
Bedroom 4	3.51m x 2.04m	11'6" x 6'8"
Plots 64, 69(H), 75, 77(H), 78, 82(H), 83		

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

FIELD FARM

WELCOME TO FIELD FARM.

\*WILLESLEY\*

RESERVE ANY FOUR BEDROOM HOME AND RECEIVE UP TO £8,000 CASH BOOST, FLOORING AND TURF.

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

This is a four bedroom, two bathroom, three toilet detached family home with single garage.

Measuring approx 1499 sqft.

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.



HALL

WC

KITCHEN/DINING FAMILY AREA

31'0" x 13'8" (9.47 x 4.18)

LIVING ROOM

21'1" x 10'5" (6.43 x 3.20)

LANDING

MASTER BEDROOM

16'2" x 11'8" (4.93 x 3.56)

EN-SUITE

BEDROOM 2

12'0" x 10'5" (3.68 x 3.20)

BEDROOM 3

13'1" x 8'8" (3.99 x 2.66)

BEDROOM 4

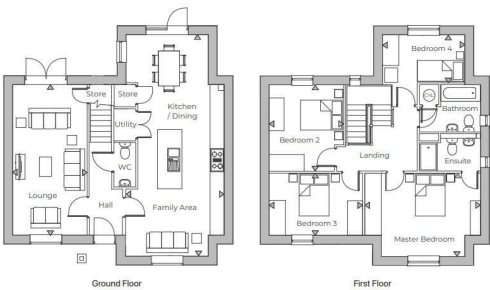
11'6" x 6'8" (3.51 x 2.04)

BATHROOM

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





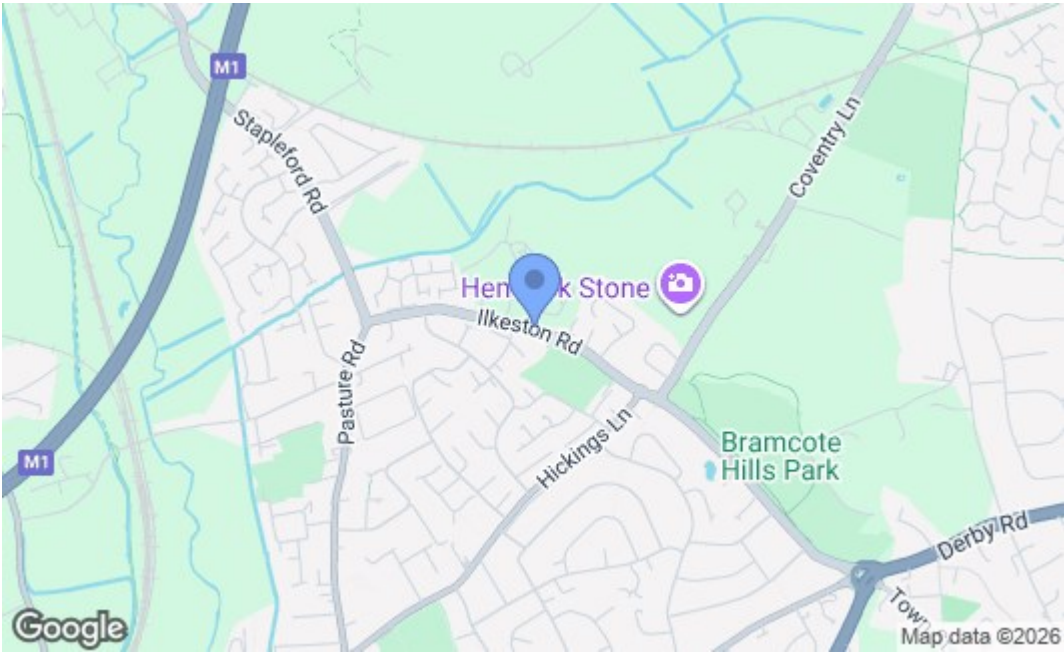
Room	Measurements	
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FIELD FARM



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.