



**Ilkeston Road  
Stapleford, Nottingham NG9 8JP**

**£539,995 Freehold**

0115 949 0044



/robertellisestateagent



@robertellisea



WELCOME TO FIELD FARM.

\*THE DENBY\*

UP TO £20,000 DEPOSIT BOOST, FLOORING AND TURF ON SELECTED PLOTS

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

The Denby is an impressive five-bedroom family house in Alfreton with an integral double garage. From the central hallway, the spacious open-plan kitchen, dining and family runs the full width of the home and has French doors leading onto the garden. There's also a handy utility, a separate lounge, and a WC.

On the first floor, the generous master bedroom comes complete with its own ensuite and separate dressing room. Bedroom two also has an ensuite and the other three bedrooms share a well-appointed family bathroom.

Measuring approx 1950sqft.

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.

PART EXCHANGE CONSIDERED

For more information contact Robert Ellis on 0115 9490044.



HALL

WC

UTILITY ROOM

OPEN PLAN LIVING KITCHEN/DINING AREA  
35'10" x 11'10" (10.93 x 3.62)

LOUNGE

15'4" x 12'8" (4.69 x 3.88)

LANDING

MASTER BEDROOM  
12'2" x 11'11" (3.73 x 3.64)

EN-SUITE

BEDROOM 2  
16'0" x 8'9" (4.89 x 2.68)

EN-SUITE

BEDROOM 3  
15'9" x 10'10" (4.82 x 3.31)

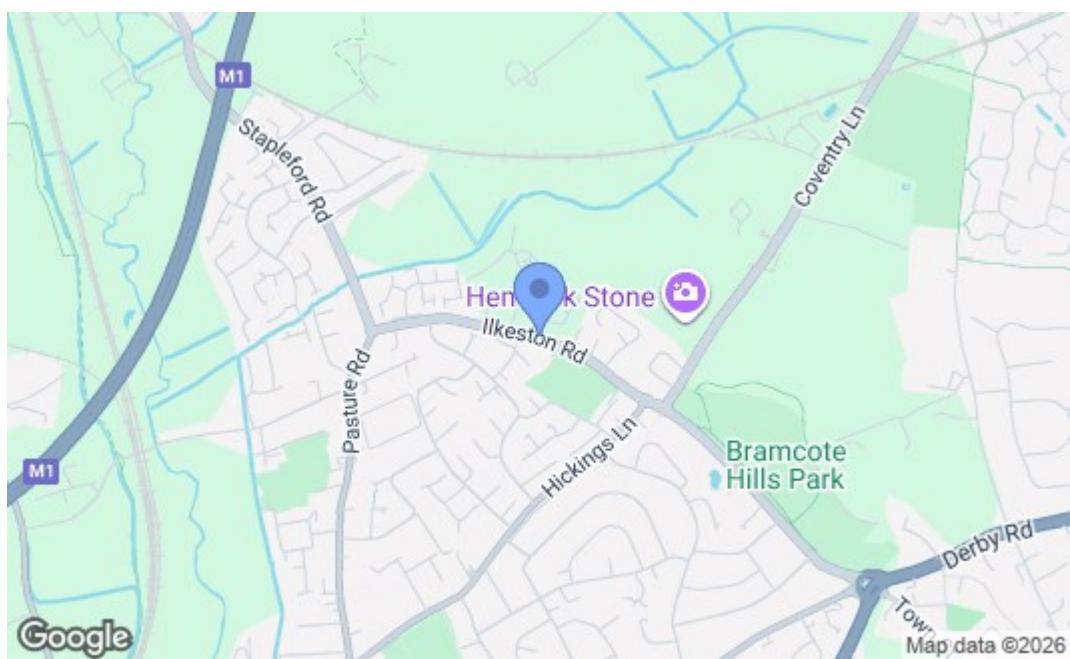
BEDROOM 4  
12'6" x 12'6" (3.83 x 3.83)

BEDROOM 5  
9'3" x 6'9" (2.83 x 2.08)

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



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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.