



Field Farm Way
Stapleford, Nottingham NG9 8JP

£290,000 Freehold

A NEARLY NEW THREE BEDROOM SEMI
DETACHED HOUSE. NO UPWARD CHAIN.



We have great pleasure in offering for sale this nearly new three bedroom semi detached house. NO UPWARD CHAIN.

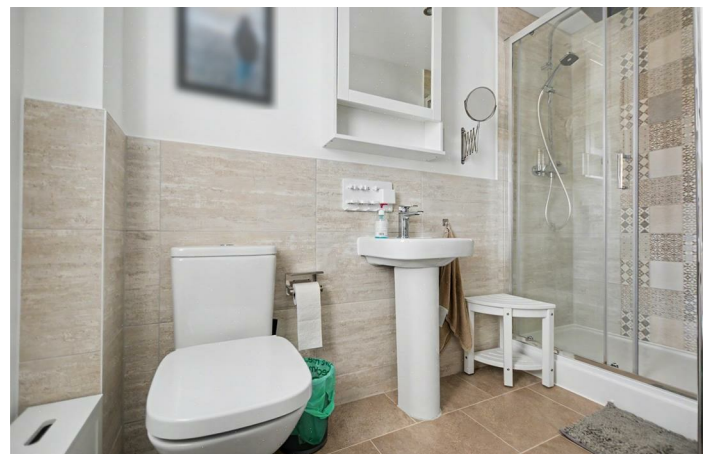
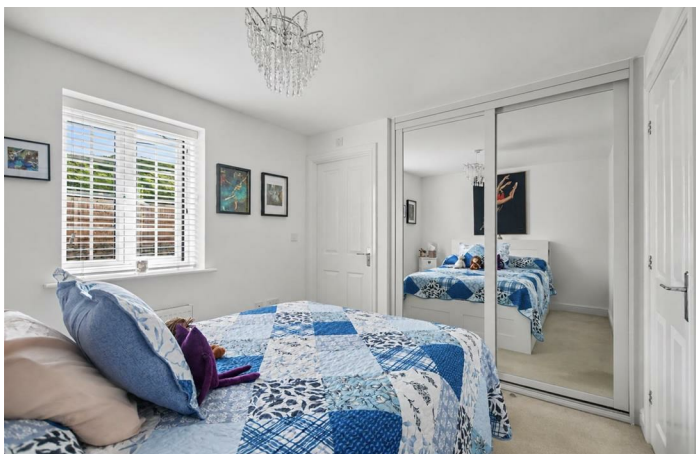
This surprisingly spacious property was built by Peveril Homes in 2024 and therefore benefits from the remainder of the 10 years NHBC build warranty and comes with all the benefits of a nearly new home with great energy performance with a B (85) rating.

This well laid out property comprises an entrance hall leading through to a living room. This in turn leads to a family dining kitchen and an array of built-in appliances, useful separate utility room and an all important cloaks/WC. To the first floor, the landing provides access to three bedrooms, the principal with en-suite shower room and a family bathroom completes the accommodation.

Offering an attractive street scene with colourful front garden, a driveway providing off-street parking for two vehicles in tandem and enclosed rear gardens with patio and lawn, offering a good degree of privacy with feature Gabion wall to the rear boundary.

Situated within this now established residential development known as "Field Farm", an attractive residential suburb on the border of Stapleford and Bramcote, a great location for families and commuters alike, as schools for all ages are within easy reach as is any number of open spaces including the Hemlock Stone and woodland plantation, Bramcote Hills Park with adjacent Leisure Centre. Stapleford has a great town centre and the larger market town of Beeston is also within easy reach. Offering great commutability with good road networks close by such as the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway, with large nearby employers such as Nottingham University and Queen's Medical Centre.

We believe this property will suit families as well as first time buyers and professional couples. An internal view is highly recommended.



ENTRANCE HALL

A welcoming space with stairs leading to the first floor, radiator and composite double glazed front entrance door. Door to living room.

LIVING ROOM

12'8" max x 14'6" max (3.87 max x 4.43 max)
Access to understairs store cupboard, radiator, double glazed window to the front. Door to family dining kitchen.

FAMILY DINING KITCHEN

12'1" x 11'9" (3.70 x 3.59)
Incorporating a range of stylish wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in appliances including an electric oven, gas hob and extractor hood over, integrated dishwasher, fridge and freezer. Table and chair space, radiator, double glazed French doors opening to the rear garden.

UTILITY ROOM

Fitted cabinets and work surfacing to match the kitchen, integral washing machine, cupboard housing gas combination boiler (for central heating and hot water). Door to cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising pedestal wash hand basin and low flush WC.

FIRST FLOOR LANDING

Hatch to a professionally-installed storage loft with own pull-down ladder. Doors to bedrooms and bathroom.

BEDROOM ONE

12'0" max x 9'4" (3.67 max x 2.86)
Radiator, fitted double wardrobe, double glazed window to the rear. Door to en-suite.

EN-SUITE

A generous three piece suite comprising pedestal wash hand basin, low flush WC and walk-in shower cubicle with twin rose thermostatically controlled shower. Partially tiled walls, heated towel rail.

BEDROOM TWO

9'11" x 9'3" (3.03 x 2.82)
Radiator, fitted double wardrobe, double glazed window to the front.

BEDROOM THREE

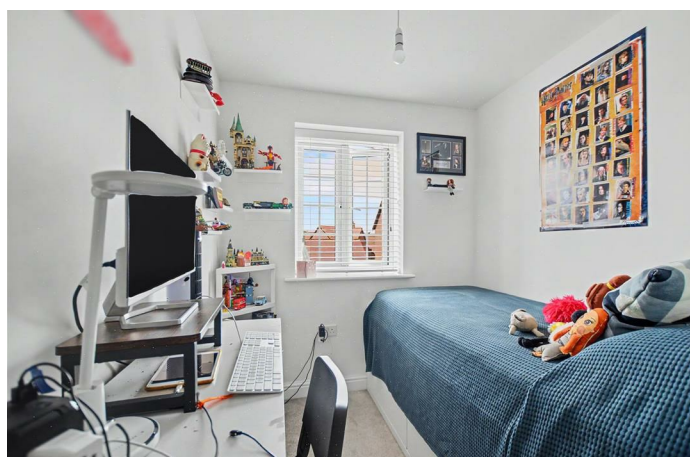
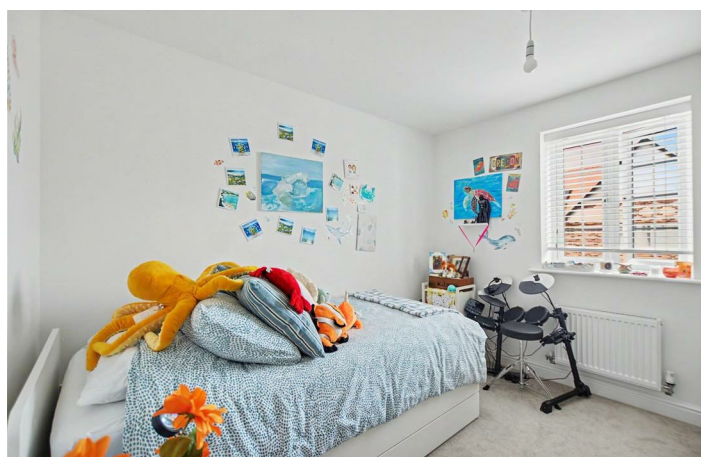
6'11" x 6'7" (2.12 x 2.03)
Radiator, storage space, double glazed window to the front.

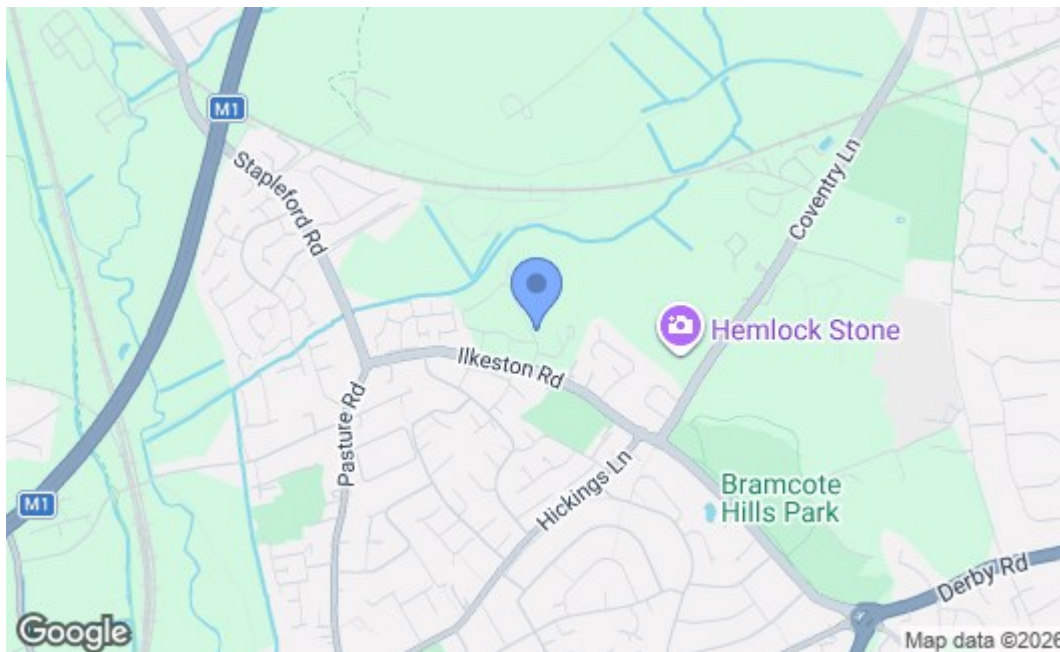
FAMILY BATHROOM

A three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

To the front, there is an open plan garden finished with ornamental slate beds with colourful flowers/shrubs. There is a block paved driveway providing off-street parking for two vehicles in tandem at the side of the property and there is gated pedestrian access leading to the rear garden. The rear garden is of a generous size with patio area beyond the French doors to the kitchen. This in turn leads to a pathway to a garden shed. The central section of the garden is laid to lawn and at the foot of the plot, there is a gravelled seating area, flower and shrub beds to one side and feature Gabion retaining wall at the foot of the plot enhancing privacy.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 85 | |
| (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 (CO₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.