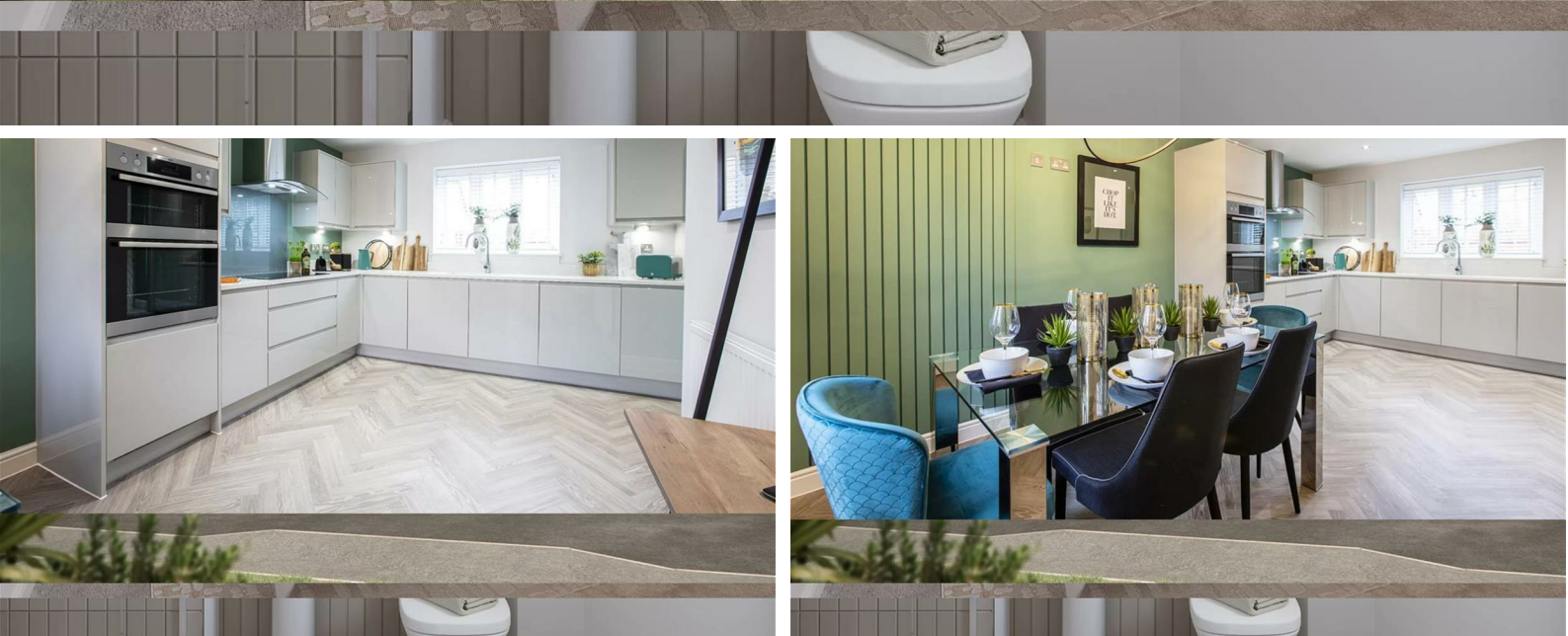


Robert Ellis

look no further...



Ilkeston Road
Stapleford, Nottingham NG9 8JB

£454,995 Freehold

A NEW BUILD FOUR BEDROOM
DETACHED HOME.

0115 949 0044



/robertellisestateagent



@robertellisea



WELCOME TO FIELD FARM.
 THE BRADGATE
 PHASE 2
 FLOORING AND TURF INCLUDED

1259 SQFT

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

The Wymeswold is a stunning four-bedroom family home. From the central hallway, the ground floor features a spacious full-length lounge with French doors that open into the garden. From the hallway there is an open-plan kitchen and dining area with a handy utility. There's also a convenient storage area and WC.

On the first floor, the master bedroom is complete with its own ensuite. There's a further three good-sized bedrooms leading from the central landing, along with a well-appointed family bathroom.

4-bedroom home

Open plan kitchen dining and utility area

Ensuite to master bedroom

Close to local amenities

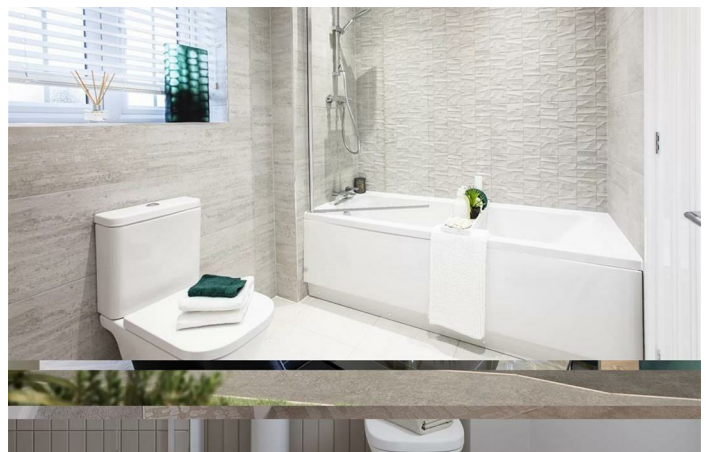
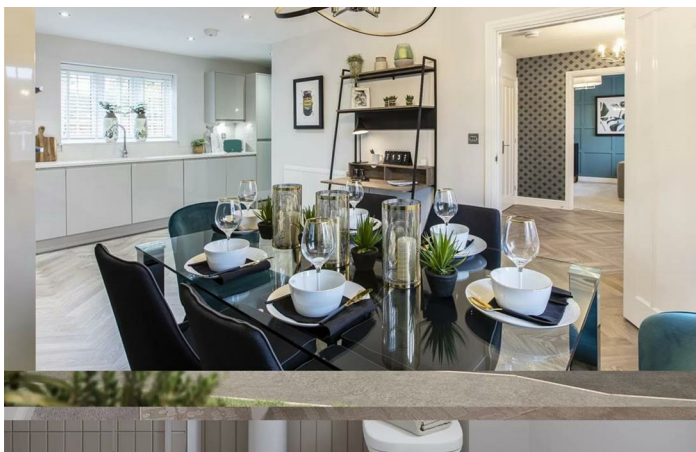
Field Farm offers a stunning mix of two, three, four, and five-bedroom new builds which have been designed to reflect the rich history and character of the surrounding area. This house for sale in Nottinghamshire will allow you and your family to enjoy a lifestyle that perfectly blends the tranquil countryside and the nearby bustling town of Stapleford.

Air Source Heating, Underfloor heating, Hive smart controls, and EV Charging

Measuring approx 1259SQFT.

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

WC

LOUNGE

19'3" x 10'2" (5.87 x 3.11)

FAMILY DINING KITCHEN

19'3" x 10'2" (5.87m x 3.11)

UTILITY ROOM

LANDING

BEDROOM 1

14'3" x 10'8" (4.36 x 3.27)

BEDROOM 2

10'8" x 10'3" (3.27 x 3.14)

BEDROOM 3

10'3" x 8'2" (3.14 x 2.50)

BEDROOM 4

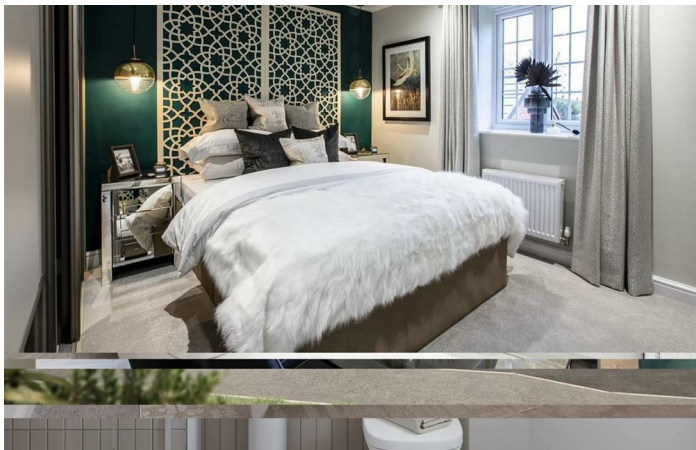
10'3" x 8'2" (3.14 x 2.50)

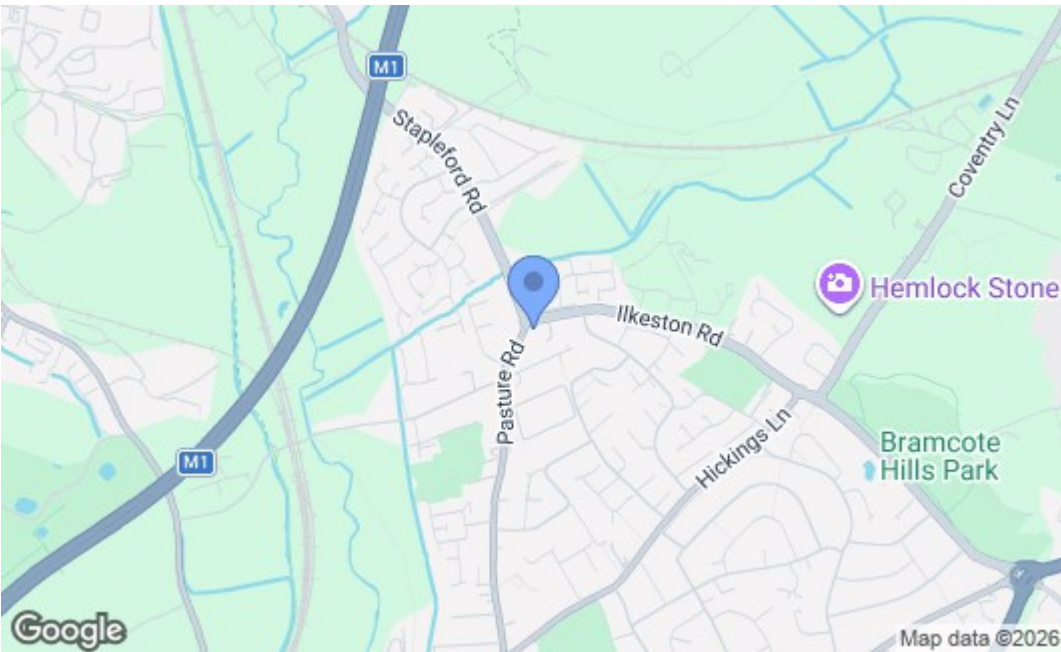
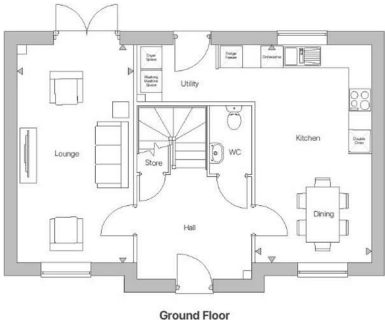
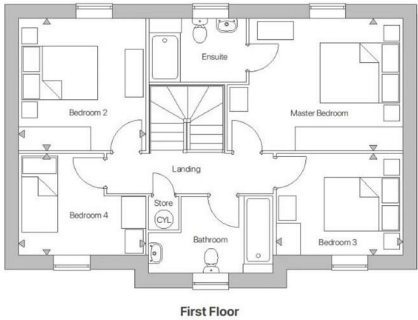
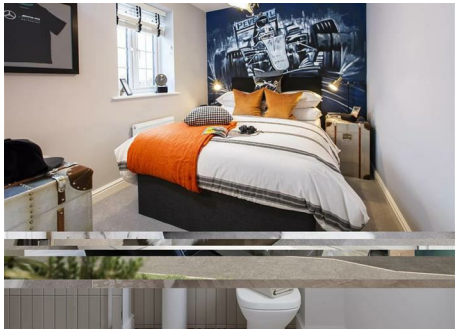
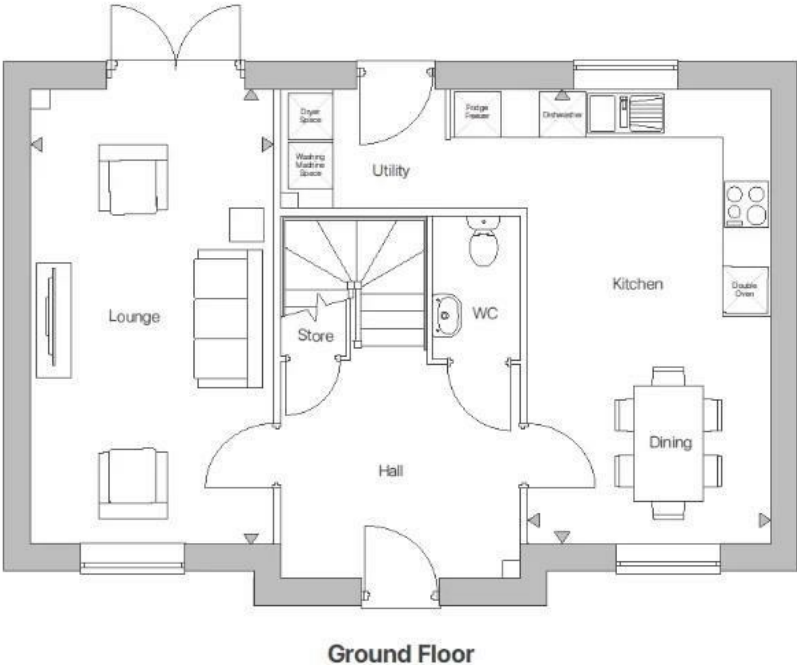
FAMILY BATHROOM

DRIVEWAY PARKING AND DETACHED GARAGE

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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.