



**Baldry Gardens**  
**Stapleford, Nottingham NG9 8FS**

A THREE BEDROOM DETACHED FAMILY HOME.

**£339,500 Freehold**



Situated on a generous corner plot is this nearly new three bedroom detached family home.

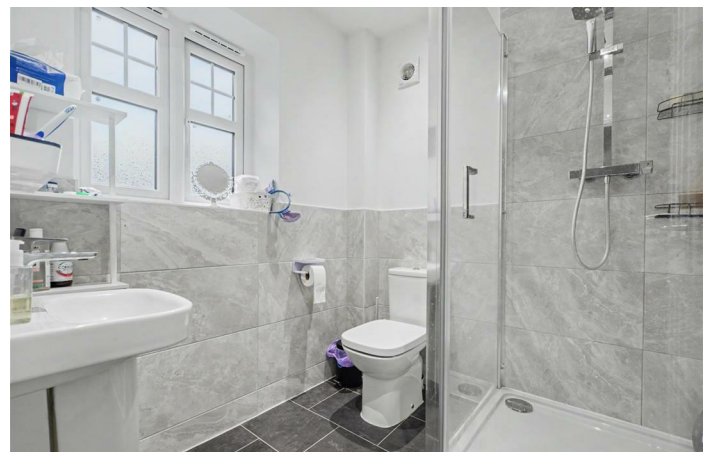
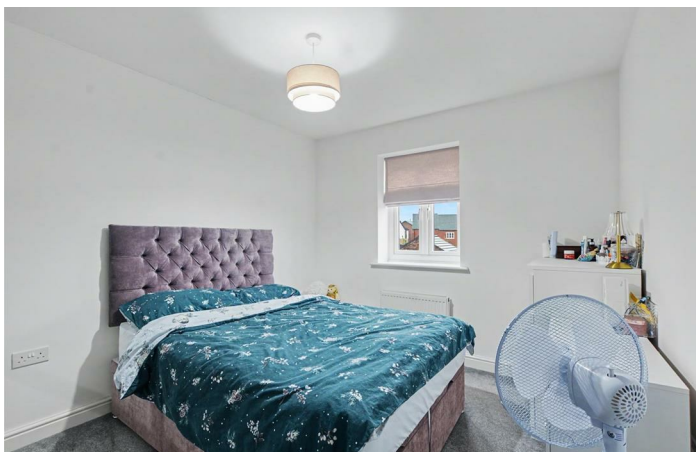
Built by Peveril Homes in 2024, this energy efficient home has great features including an open plan family dining kitchen, separate utility room and, of course, a useful cloaks/WC. There is also a generous living room with bay window enjoying aspects over open space to the front.

There are three well proportioned bedrooms, the principal with en-suite shower room, and a family bathroom completes the accommodation.

A driveway provides off-street parking for up to three vehicles in tandem and leads to a useful detached brick built garage. The rear garden is enclosed and offers a good degree of privacy, with patio and lawn.

Field Farm is establishing itself as a fantastic development for families, on the outskirts of Stapleford, where a good level of local amenities are close by and is also ideal for those looking to commute as a short drive away can be found the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway.

Having the remainder of a 10 year build warranty, this house is ready to move into and internal viewing is recommended.



### ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

### CLOAKS/WC

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

### LIVING ROOM

17'9" x 10'0" increasing to 12'1" into bay (5.42 x 3.06 increasing to 3.70 into bay)

A generous reception room with two radiators, double glazed window to the front and double glazed bay window to the side (with fitted blinds).

### DINING KITCHEN

17'11" x 9'3" (5.47 x 2.83)

Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge, freezer and dishwasher. Radiator, table and chair space, double glazed window to the front and double glazed French doors opening to the rear garden. Open to utility room.

### UTILITY ROOM

6'10" x 4'10" (2.10 x 1.49)

Work surfacing with under-counter space and plumbing for washing machine and further under-counter space suitable for a tumble dryer, etc. Cupboard housing the "Ideal Logic" combination boiler (for central heating and hot water). Understairs store cupboard and composite side exit door.

### FIRST FLOOR LANDING

Radiator, doors to bedrooms and bathroom, useful closet.

### BEDROOM ONE

17'8" reducing to 11'4" x 2'10" increasing to 9'3" (5.40 reducing to 3.46 x 0.87 increasing to 2.83)

Fitted wardrobes, radiator, double glazed window to the front, door to en-suite.

### EN-SUITE

6'0" x 6'0" (1.85 x 1.84)

Three piece suite comprising pedestal wash hand basin,

low flush WC and walk-in shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, double glazed window.

### BEDROOM TWO

8'6" x 10'8" (2.6 x 3.27)

Radiator, double glazed window to the rear.

### BEDROOM THREE

9'11" x 8'11" (3.03 x 2.73)

Radiator, double glazed window to the front.

### FAMILY BATHROOM

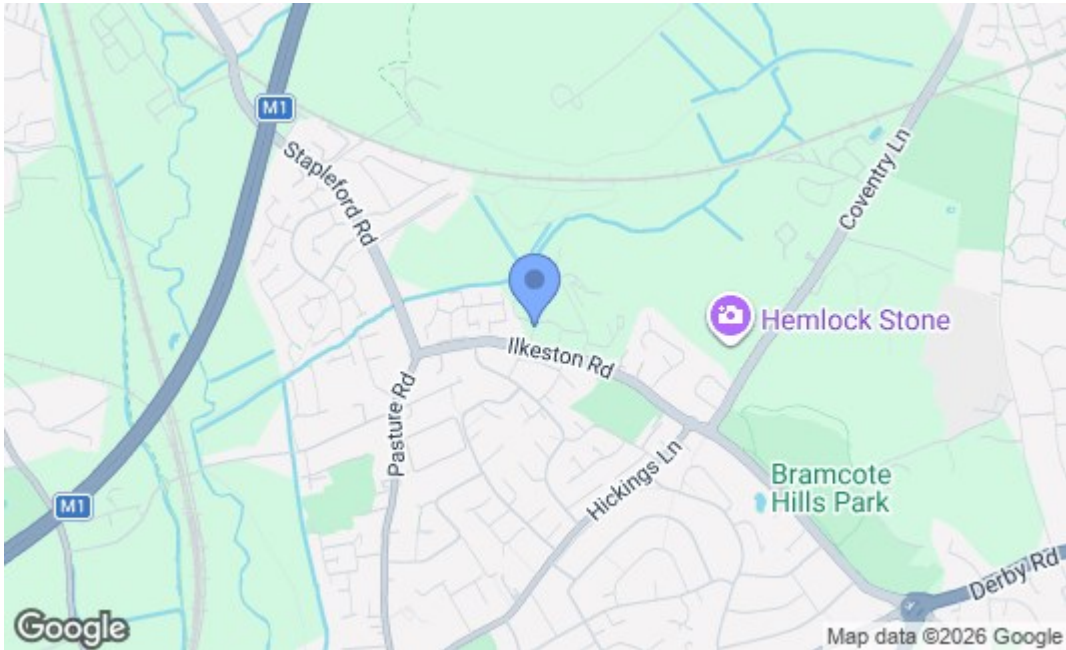
5'5" x 7'0" (1.67 x 2.14)

Three piece suite comprising pedestal wash hand basin, low flush WC and bath with twin rose thermostatically controlled shower over. Heated towel rail, double glazed window.

### OUTSIDE

The property is situated on a corner plot with open plan gardens to the front and side facing the street. The rear garden is enclosed, walled-in with patio area and lawn. To one side of the property is a block paved driveway which provides off-street parking for up to three vehicles in tandem. This leads to a detached brick built garage with up and over door, light and power.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 95        |
| (81-91) B                                                       | 84      |           |
| (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.