Robert Ellis

look no further. . .







Ilkeston Road
Stapleford, Nottingham NG9 8JB

A NEW BUILD, THREE BEDROOM DETACHED HOUSE.

£374,995 Freehold



WELCOME TO FIELD FARM.
REPTON
PHASE 2

FLOORING AND TURF INCLUDED.

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

Introducing the Repton, a charming three-bedroom home brimming with character and designed for practical living. The property welcomes you with an entrance hall leading into a spacious lounge. From there, you seamlessly transition into the kitchen/dining room, where double doors open onto the garden, flooding the space with natural light. The ground floor also features a cleverly designed separate utility room and WC, for added convenience.

Upstairs in this Stapleford new build, discover three double bedrooms and a family bathroom, with the master bedroom boasting a sizable ensuite featuring a large shower cubicle. Completing this delightful home is an integral garage, adding further practicality and storage options.
3-bedroom home
Kitchen dining area with utility space
Ensuite to master bedroom
Close to local amenities

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

Measuring approx 1070sqft.

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.

SHOW HOME NOW OPEN!

For more information contact Robert Ellis on 0115 9490044.





ENTRANCE HALL

LOUNGE
10'9" (max) x 15'7" (max) (3.30m (max) x 4.76m (max))

DINING KITCHEN
14'3" (max) x 13'1" (4.36m (max) x 3.99m)

UTILITY ROOM

WC

FIRST FLOOR LANDING

BEDROOM 1
14'3" (max) x 10'7" (4.36m (max) x 3.24m)

EN-SUITE SHOWER ROOM

BEDROOM 2
10'2" x 13'6" (3.10m x 4.13m)

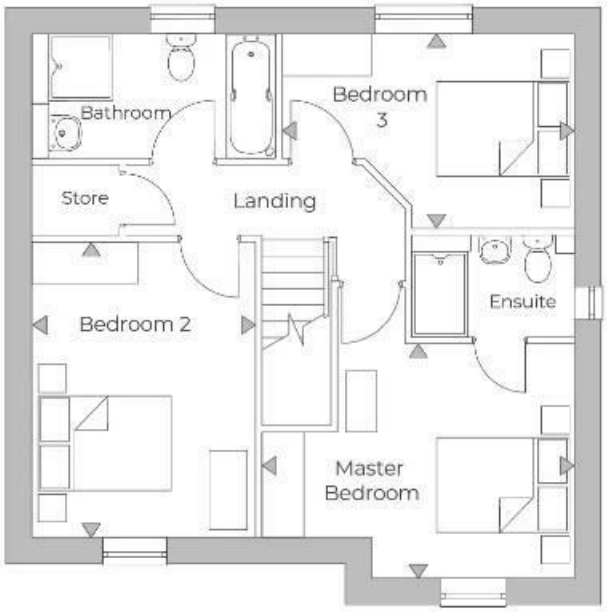
BEDROOM 3
13'3" (max) x 8'9" (max) (4.05m (max) x 2.69m (max))

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



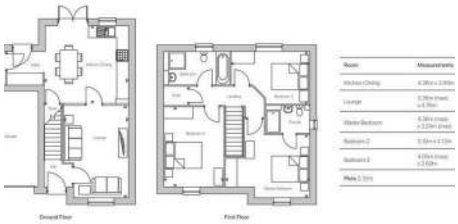


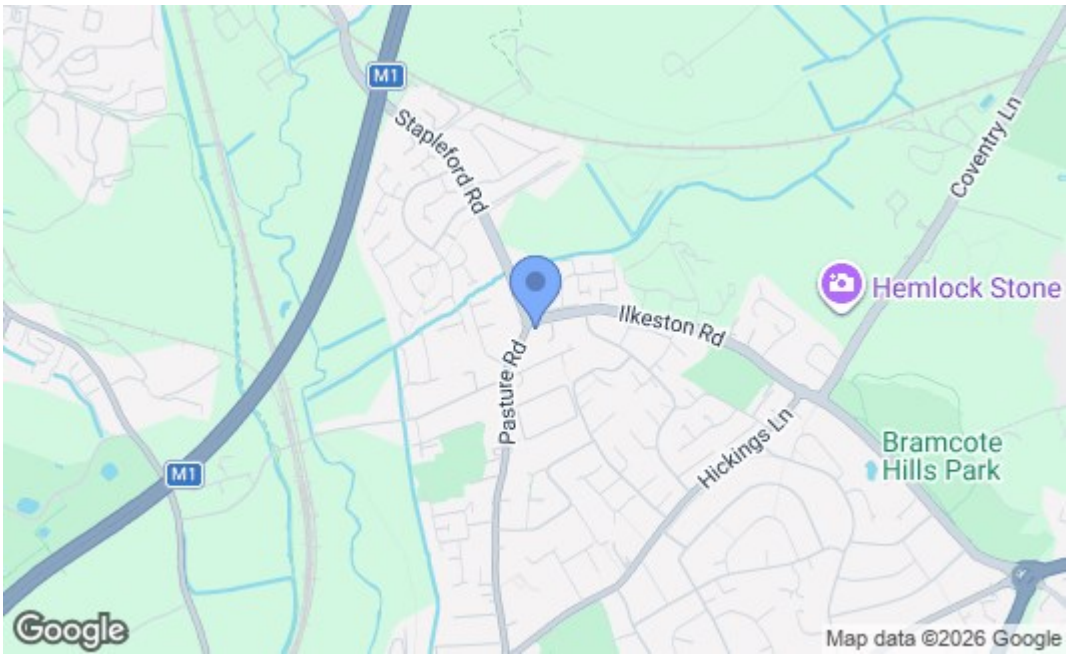


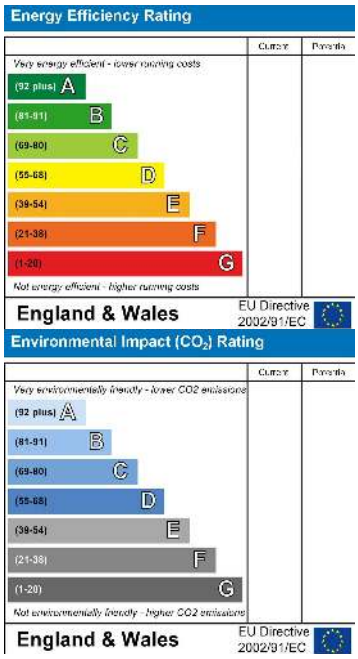
First Floor











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.

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