Robert Ellis

look no further. . .







Field Farm Way
Stapleford, Nottingham NG9 8JP

A THREE BEDROOM THREE STOREY SEMI DETACHED HOUSE.

£330,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET "THE QUORN" THIS 2023 PEVERIL HOMES CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE POSITIONED WITHIN THIS NOW ESTABLISHED AND MODERN RESIDENTIAL DEVELOPMENT.

With accommodation over three floors, the ground floor comprises entrance hall, living room, kitchen, utility and WC. The first floor landing then provides access to two of the three bedrooms and the family bathroom. A further staircase rises to the top floor where the principal bedroom and en-suite can be found.

The property benefits from gas fired central heating, double glazing, off-street parking provided by a block paved driveway with EV charging point and an enclosed private garden space to the rear with useful garden shed (with power and lighting).

The property is located within this now established modern development constructed by Peveril Homes bordering Stapleford/Bramcote/Trowell. Easy access to excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

There is also easy access to a wide variety of schooling for all ages, as well as great open green space including Bramcote Hills Park, Ilkeston Road Recreation Ground and Pit Lane fields.

We believe the property will make an ideal first time buy or young family home, having the benefit of the remaining NHBC new build warranty. We highly recommend an internal viewing.





ENTRANCE HALL
6'0" x 4'10" (1.85 x 1.48)
Composite and double glazed front entrance door, radiator with display cover, staircase rising to the first floor. Door to living room.

LIVING ROOM
15'3" x 12'6" (4.66 x 3.83)

DINING KITCHEN
12'7" x 12'1" (3.85 x 3.69)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers with square edge work surfacing incorporating a fitted gas hob with extractor fan over and oven beneath. Integrated fridge, freezer and dishwasher, inset sink unit with draining board and swan-neck mixer tap, space for dining table and chairs, spotlights, laminate flooring, radiator with display cover and double glazed French doors opening out to the rear garden.

UTILITY
5'11" x 3'9" (1.82 x 1.15)
Fitted base storage cupboard with square edge worktop space above with matching upstands, plumbing for washing machine, boiler cupboard housing the gas fired boiler and door to WC.

GOUND FLOOR WC
3'9" x 3'9" (1.15 x 1.15)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Radiator with display cover and extractor fan.

FIRST FLOOR LANDING
Staircase rising to the top floor with decorative wood spindle balustrade, radiator with display cover, double glazed window to the front (with fitted blinds). Doors to bedrooms two and three, and bathroom. Airing cupboard housing the water cylinder.

BEDROOM TWO
12'3" x 9'4" (3.74 x 2.87)
Double glazed window to the front (with fitted blinds) and radiator with display cover.

BEDROOM THREE
9'6" x 8'7" (2.90 x 2.63)
Double glazed window to the rear (with fitted blinds) and radiator with display cover.

FAMILY BATHROOM
10'4" x 7'3" (3.16 x 2.21)
Four piece suite comprising shower cubicle with glass shower doors and dual attachment mains shower, panel bath with mixer tap and handheld shower attachment, push flush WC and wash hand basin with mixer tap. Chrome ladder towel radiator, extractor fan, spotlights, double glazed window to the rear and tiled splashbacks.

TOP FLOOR LANDING
Storage closet and door to bedroom one.

BEDROOM ONE
18'7" x 12'6" (5.68 x 3.83)
Two Velux roof windows to the front, one Velux roof window to the rear, fitted wardrobes and radiator.

EN-SUITE
7'10" x 5'4" (2.39 x 1.64)
Three piece suite comprising separate shower cubicle with glass shower door and mains shower, wash hand basin with mixer tap and push flush WC. Chrome ladder towel radiator, spotlights, wall mounted bathroom cabinet, tiled splashbacks and Velux roof window to the rear.

OUTSIDE
To the front of the property, there is a block paved driveway providing off-street parking for 2/3 vehicles with EV charging point, pedestrian gated access then leads to the rear garden. Pathway leads to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing and decorative stone wall to the rear incorporating an initial paved patio seating area leading onto a shaped lawn with useful shed positioned in the back corner of the plot (benefitting from power and lighting). Within the garden, there is pedestrian gated access leading back to the driveway and an external water tap and light.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed to the mini island (just after the parade of shops on the left hand side). Turn left on Ilkeston Road and then take a right hand turn into the Peveril Homes development onto Field Farm Way. The property can be found set back on the right hand side, identified by our For Sale board.













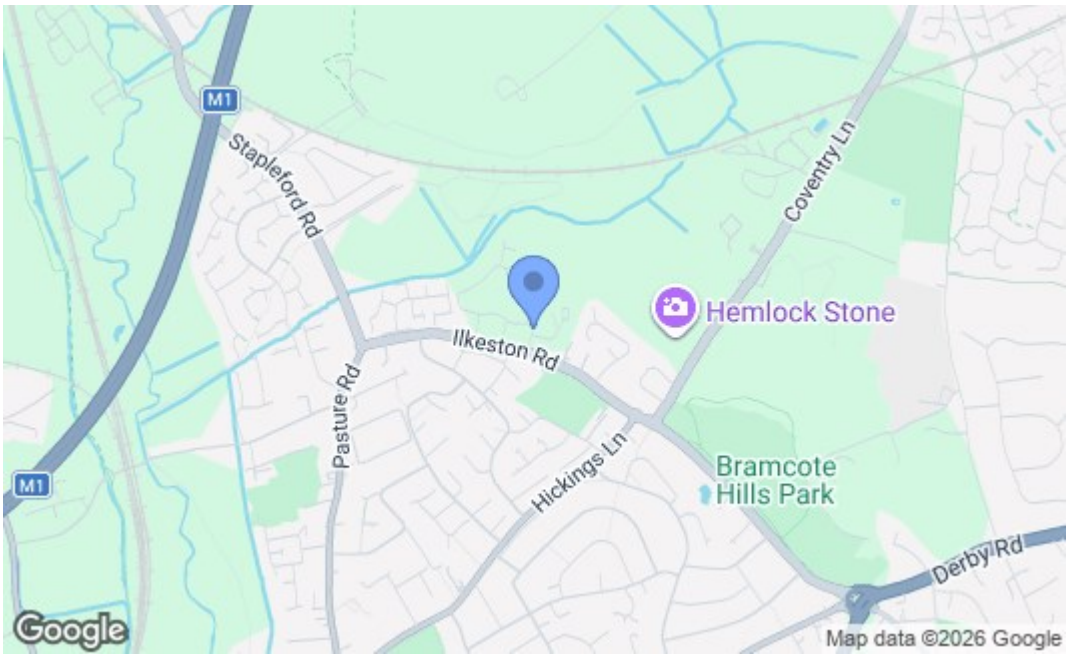

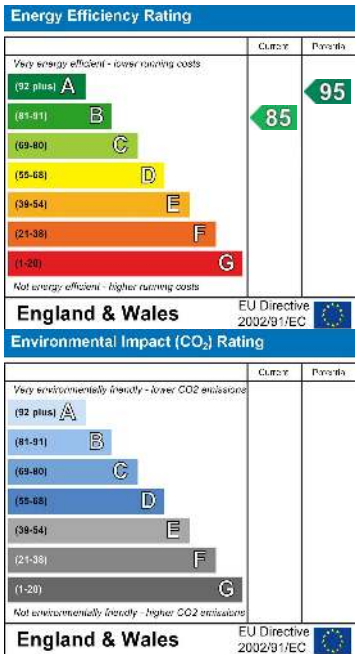

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044