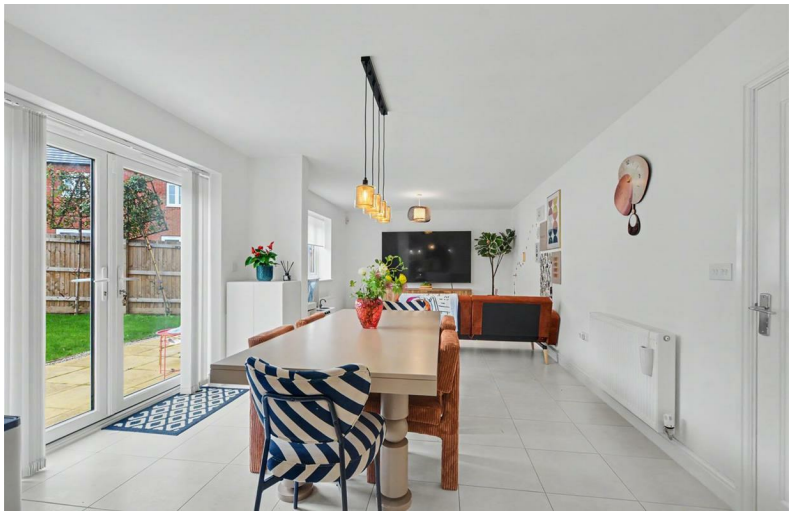
Robert Ellis

look no further. . .







A FIVE BEDROOM FAMILY HOME.

Hudson Drive
Stapleford, Nottingham NG9 8BY

£550,000 Freehold

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The Denby – An Exceptional Five-Bedroom Family Home at Field Farm

Constructed just two years ago by the highly regarded Peveril Homes, this outstanding five-bedroom detached residence is situated within the sought-after Field Farm Development and offers the perfect blend of modern design, energy efficiency and spacious family living. Occupying a desirable position with an attractive open aspect to the front, The Denby enjoys a pleasant outlook whilst benefiting from a convenient location close to local amenities, schools and transport links.

Thoughtfully designed with contemporary family life in mind, this beautifully presented home provides generous accommodation extending across two impressive floors, offering the ideal environment for growing families and those who love to entertain.

At the heart of the home lies the stunning open-plan kitchen, dining and family room, spanning the full length of the property. This exceptional space creates a natural hub for everyday life, seamlessly combining cooking, dining and relaxation. The stylish kitchen is fitted with an extensive range of high-quality units, granite work surfaces and an array of integrated appliances, delivering both practicality and elegance. Flooded with natural light, this versatile room is perfectly suited to family gatherings and social occasions alike. A separate utility room and convenient ground-floor WC further enhance the home's functionality.

To the front of the property, the spacious lounge enjoys an attractive bay window and provides a welcoming retreat for quieter evenings, offering a perfect balance to the open-plan living space. Completing the ground floor is a substantial double integral garage, providing excellent storage, secure parking or additional flexibility for hobbies and recreation.

The first floor continues to impress with five generously proportioned bedrooms. The luxurious principal suite offers a peaceful sanctuary, complete with a stylish en-suite shower room and dedicated dressing area. Bedroom two also benefits from its own en-suite, making it perfect for guests, teenagers or multi-generational living. The remaining bedrooms are served by a contemporary family bathroom, ensuring ample space and convenience for modern family life.

In addition to its exceptional accommodation, the property boasts an impressive Energy Performance Certificate rating of 86 (B), offering purchasers the benefits of lower energy costs and enhanced efficiency compared with many older homes.

With pleasant rear gardens and an internal space of 1,937 ft2 / 180 m2 we highly recommend a viewing of this perfect family home.





ENTRANCE HALL
17'8" x 6'2" increasing to 6'3" (5.39 x 1.9 increasing to 1.91)
A generous and welcoming central hallway with composite double glazed front entrance door and side window, radiator, stairs to the first floor with useful understairs store closet.

CLOAKS/WC
5'0" x 5'8" (1.54 x 1.73)
Floating wash hand basin, low flush WC, radiator.

LIVING ROOM
16'11" into bay x 12'7" (5.18 into bay x 3.86)
Radiator, double glazed bay window to the front.

OPEN PLAN LIVING FAMILY DINING KITCHEN
35'10" x 11'9" (10.94 x 3.6)
A fantastic open plan space for families and great for entertaining with zoned areas for cooking, dining and sitting. The kitchen area comprises a comprehensive Shaker-style fitted range of wall, base and drawer units, with granite work surfacing and inset one and a half bowl sink unit. Built-in appliances include an electric double oven, induction hob and extractor hood over, integrated dishwasher, full height larder fridge and full height freezer. The kitchen area has a double glazed window and in the central section of this space are double glazed French doors opening to the rear garden and to the sitting space is a further double glazed window. Two radiators.

UTILITY ROOM
5'8" x 7'3" (1.73 x 2.23)
Base units to match the kitchen, with granite work surfacing and inset stainless steel sink unit, plumbing and space for washing machine, cupboard housing gas boiler (for central heating and hot water), composite double glazed side exit door.

FIRST FLOOR LANDING
20'4" x 10'6" reducing to 6'11" (6.2 x 3.21 reducing to 2.13)
A spacious galleried landing with study space, radiator and double glazed window enjoying views to the front. Hatch to the loft.

BEDROOM ONE
11'10" x 12'1" (3.63 x 3.7)
Radiator, double glazed window to the front. Doors to en-suite and dressing room.

DRESSING ROOM
8'11" x 5'2" (2.74 x 1.6)
This dressing room/walk-in wardrobe has fitted shelving, drawers and hanging rails.

EN-SUITE
8'11" x 6'5" (2.74 x 1.97)
Four piece suite comprising pedestal wash hand basin, low flush WC, bathtub with mixer shower attachment and separate shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, double glazed window.

BEDROOM TWO
16'0" x 8'9" (4.89 x 2.68)
Radiator, double glazed window to the front. Door to en-suite.

EN-SUITE
A three piece suite comprising wash hand basin, low flush WC and walk-in shower cubicle with twin rose thermostatically controlled shower system.

BEDROOM THREE
12'5" x 12'5" (3.81 x 3.81)
Radiator, double glazed window to the rear.

BEDROOM FOUR
15'9" x 10'10" (4.81 x 3.31)
Radiator, double glazed window to the rear.

BEDROOM FIVE
9'2" x 6'9" (2.81 x 2.08)
Currently used as a study, with radiator and double glazed window to the rear.

OUTSIDE
The property is set back from the road having a pleasant aspect over the front. The front garden is of an open plan style with lawn and deep shrub beds to enhance privacy. There is a block paved driveway for off-street parking for 2-3 vehicles. This leads to the integral garage. There is gated access to one side of the property to a side garden area with triangular lawn and pathway leading to the main garden at the rear which has a patio area running the width of the rear elevation, outside tap and power points. The main garden is laid to lawn. To the far side of the property, there is a further pathway leading to the utility room door.





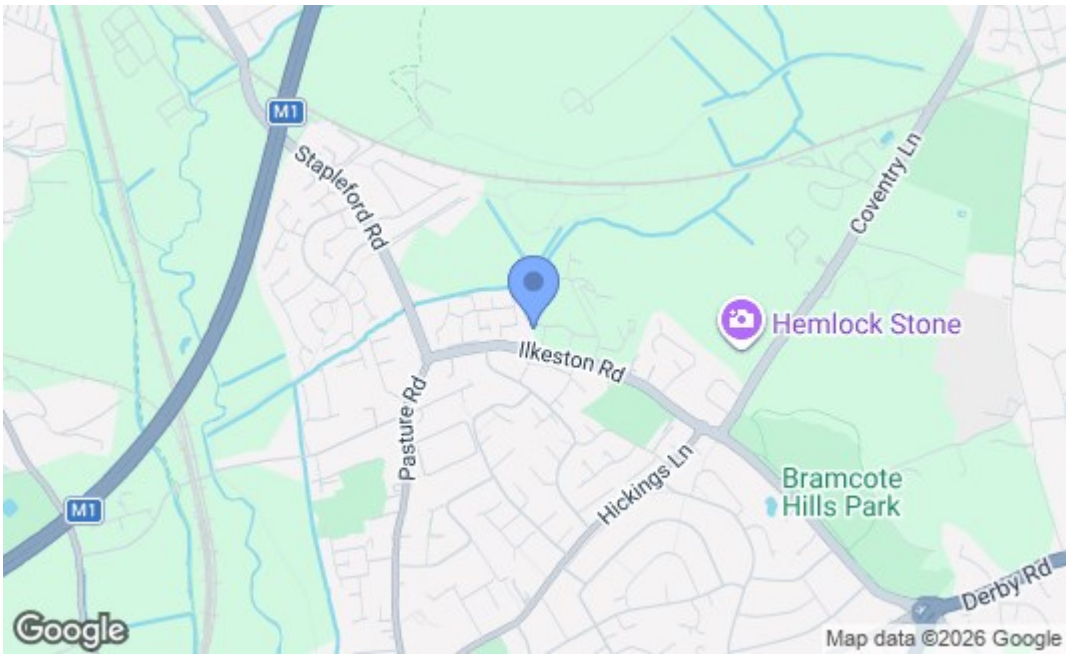


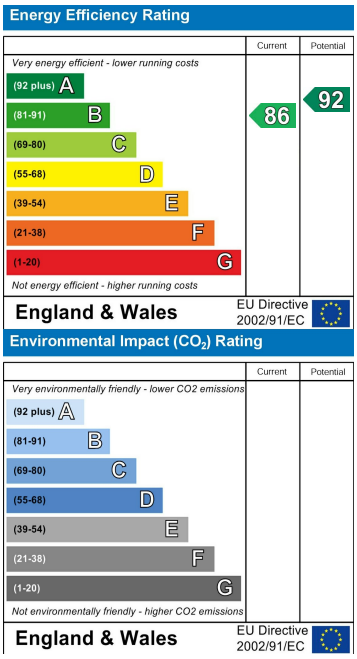












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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