

# Robert Ellis

look no further...



**Field Farm** Ilkeston Road, Stapleford, Nottinghamshire



Ilkeston Road  
Stapleford, Nottingham NG9 8JP

**£419,995 Freehold**

## A NEW BUILD, FOUR BEDROOM DETACHED HOUSE.



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## WELCOME TO FIELD FARM.

\*THE CADEBY\*

The Cadeby is an impressive double-fronted family home. On the ground floor, this home includes an open-plan kitchen dining area complete with useful utility and a dedicated full-length lounge with French doors to the rear garden.

Upstairs, this property boasts a family bathroom and four-double bedrooms including the master bedroom complete with ensuite.

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

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

Measuring approx 1366sqft.

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.



HALL

WC

KITCHEN/DINING FAMILY AREA

21'5" x 11'3" (6.54 x 3.44)

LIVING ROOM

21'5" x 11'3" (6.54 x 3.45)

LANDING

MASTER BEDROOM

13'5" x 11'1" (4.10 x 3.40)

EN-SUITE

BEDROOM 2

12'11" x 11'4" (3.94 x 3.47)

BEDROOM 3

11'4" x 8'2" (3.47 x 2.51)

BEDROOM 4

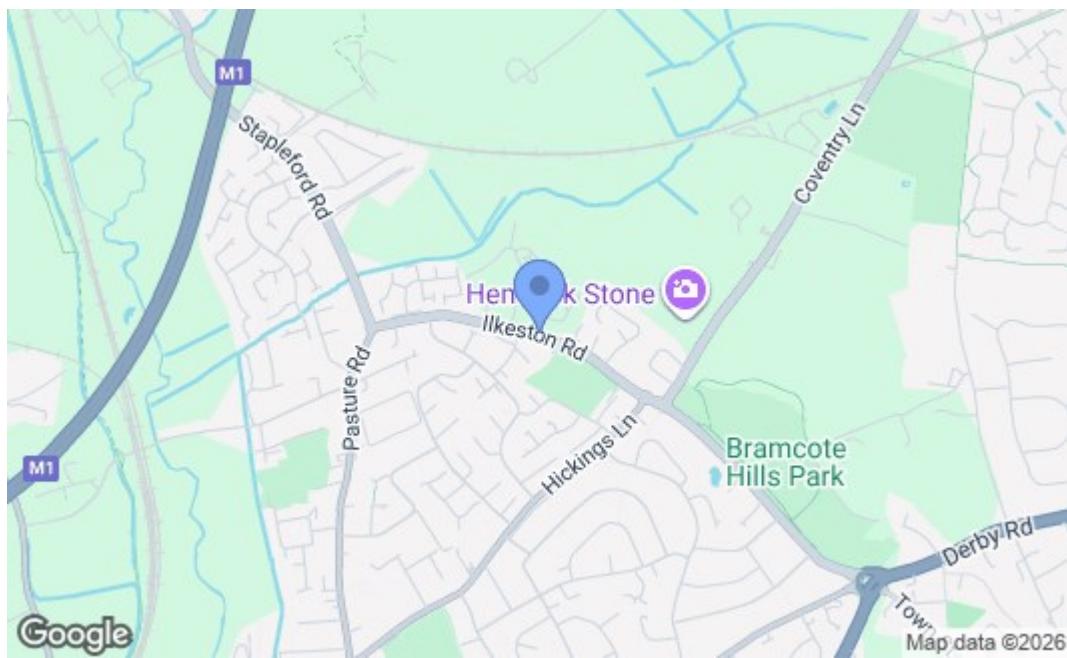
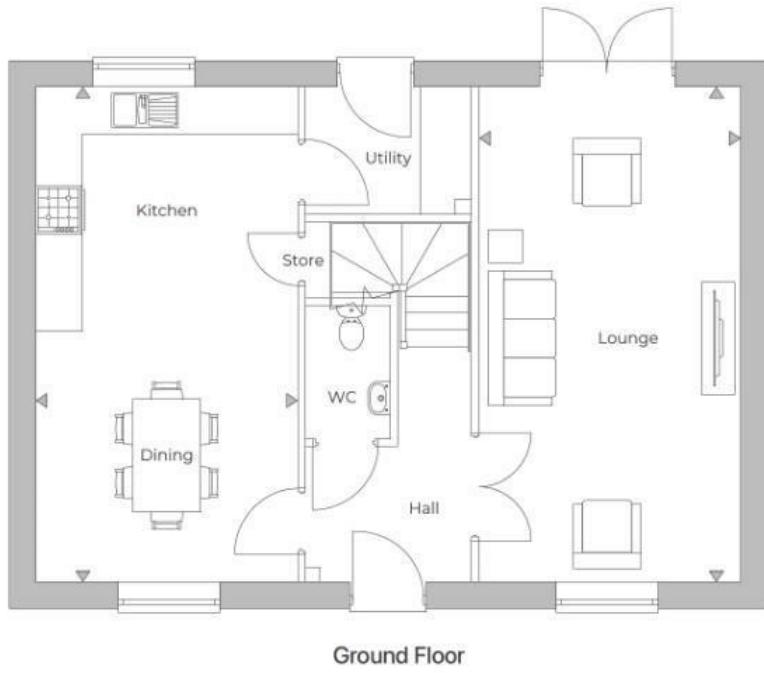
11'4" x 7'8" (3.46 x 2.35)

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





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 <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.