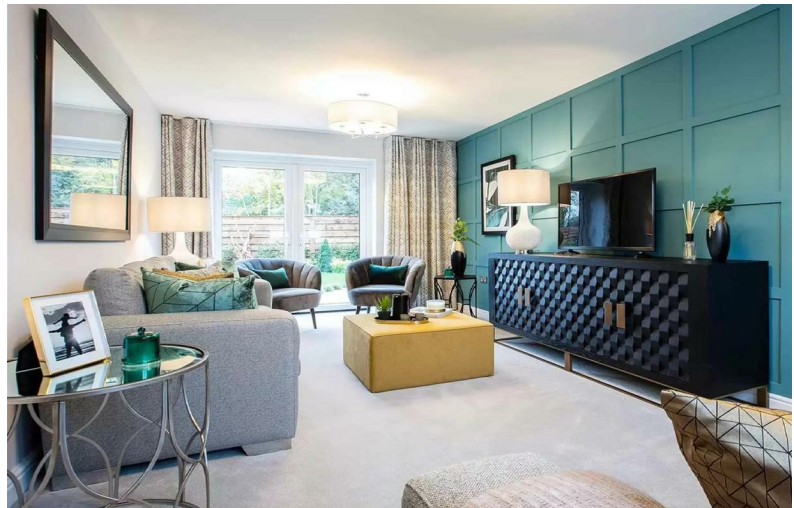




Ilkeston Road
Stapleford, Nottingham NG9 8JB

A NEW BUILD, THREE BEDROOM SEMI
DETACHED HOUSE.

£399,995 Freehold



WELCOME TO FIELD FARM.
 THE BOSWORTH
 INCLUDING OFFER OF INTERNAL FLOORING AND LAID TURF TO THE REAR

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

The Bosworth is a spacious four-bedroom family home. The ground floor hallway leads to a full-length lounge with a bay window and French doors to the rear garden. Adjacent to the lounge is an open-plan kitchen and dining area.

On the first floor, you will find four good-sized bedrooms as well as a large family bathroom.

Air Source Heat Pump

Underfloor Heating

EV Charger

Wardrobes to Master

Integrated Appliances*

Field Farm offers a stunning mix of two, three, four, and five-bedroom new builds which have been designed to reflect the rich history and character of the surrounding area. This house for sale in Nottinghamshire will allow you and your family to enjoy a lifestyle that perfectly blends the tranquil countryside and the nearby bustling town of Stapleford.

Measuring approx 1066SQFT.

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.



HALLWAY

LOUNGE

19'7" × 10'0" (5.98 × 3.05)

FAMILY DINING KITCHEN

9'9" × 8'11" (2.98 × 2.73)

UTILITY AREA

WC

LANDING

MASTER BEDROOM

10'2" × 10'0" (3.10 × 3.07)

BEDROOM 2

10'5" × 9'5" (3.19 × 2.88)

BEDROOM 3

8'10" × 7'3" (2.70 × 2.21)

BEDROOM 4

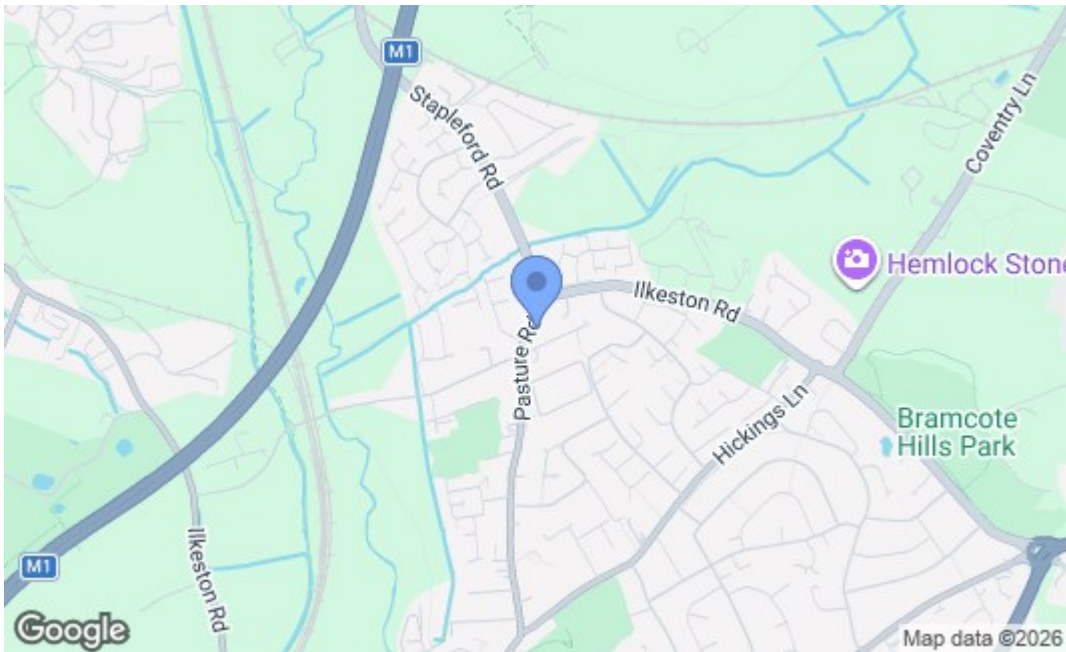
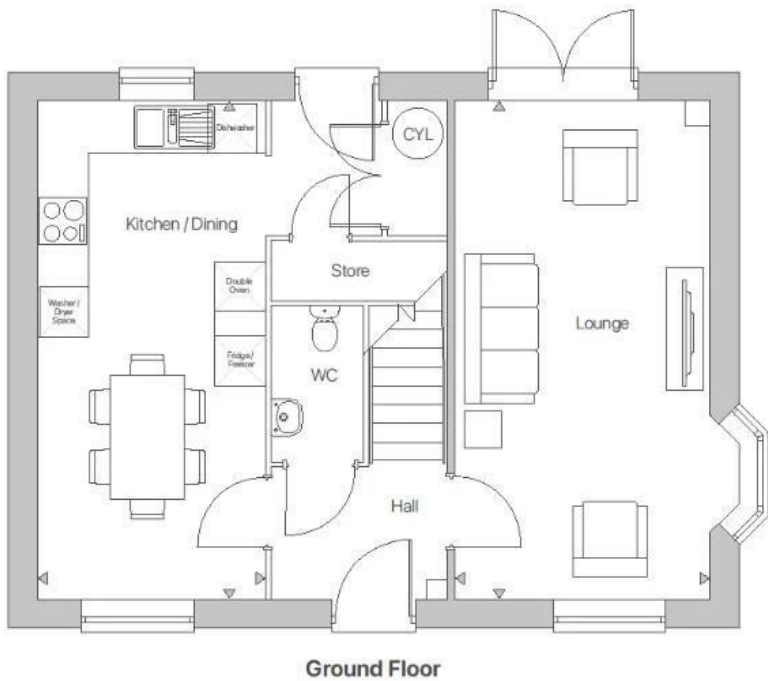
9'2" × 6'10" (2.81 × 2.09)

FAMILY BATHROOM

DRIVEWAY PARKING

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.