Robert Ellis

look no further. . .







Ilkeston Road
Stapleford, Nottingham NG9 8JB

A NEW BUILD FOUR BEDROOM
DETACHED HOME.

£309,995 Freehold



WELCOME TO FIELD FARM.
THE BOSWORTH

FLOORING AND TUR INCLUDEDF

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

The Brassington is a generously sized three-bedroom family home. The ground floor features a hallway that opens into a front-facing lounge with convenient under-stairs storage. The lounge flows into an open-plan kitchen and dining area, complete with French doors that open to the rear garden and includes a separate utility area and WC.

Upstairs, in this Stapleford new build, you'll find three well-proportioned bedrooms,including a spacious master bedroom with its own ensuite. Bedrooms two and three share a sizable family bathroom, ensuring ample comfort for the whole family.

3-bedroom home
Kitchen dining area with utility space
Ensuite to master bedroom
Close to local amenities

Our new homes in Nottinghamshire boast an abundance of local primary and secondary schools available for growing families. Also, as a commitment to our community, we're not only constructing new homes but also enhancing outdoor spaces for everyone's enjoyment.
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 880SQFT.

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
14'6" x 12'8" (4.43 x 3.87)

FAMILY DINING KITCHEN
12'1" x 11'9" (3.70 x 3.59)

UTILITY AREA

WC

LANDING

MASTER BEDROOM
12'0" x 9'4" (3.67 x 2.86)

EN-SUITE

BEDROOM 2
9'11" x 9'3" (3.03 x 2.82)

BEDROOM 3
6'11" x 6'7" (2.12 x 2.03)

FAMILY BATHROOM

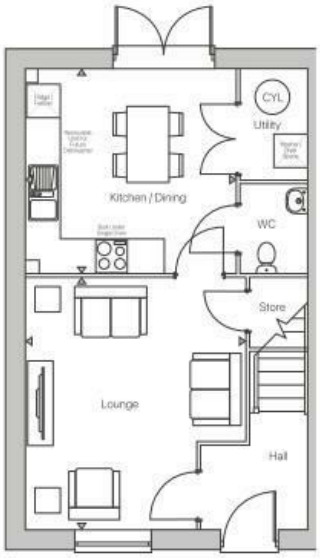
DRIVEWAY PARKING

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.

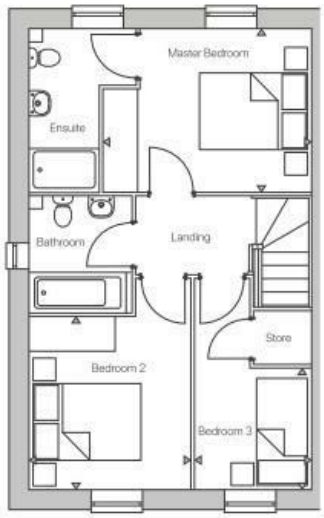




The Brassington

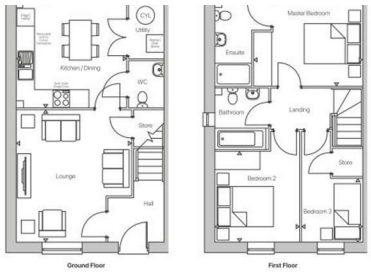


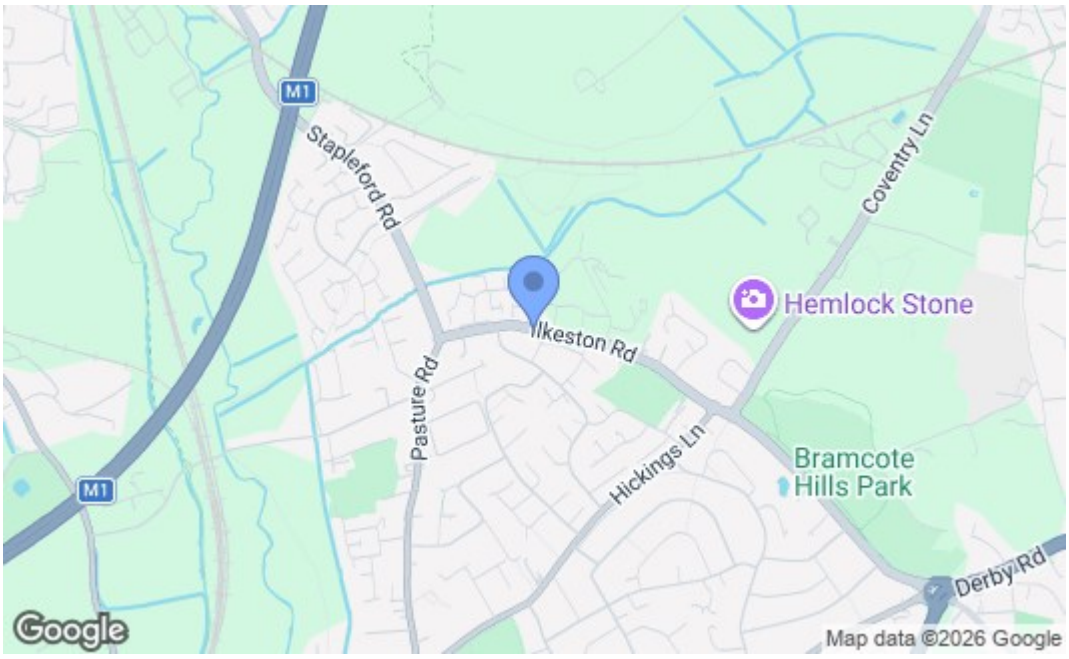
Ground Floor

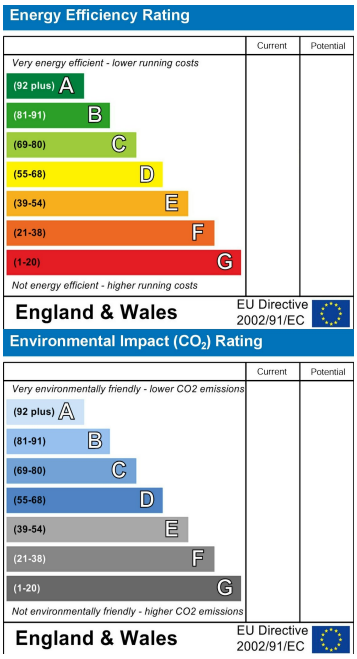


First Floor

Room	Measurements	
Kitchen / Dining Area	3.70m x 3.59m	12'2" x 11'10"
Lounge	3.87m x 4.43m	12'8" x 14'7"
Master Bedroom	3.67m x 2.86m	12' x 9'5"
Bedroom 2	2.82m x 3.03m	9'3" x 9'11"
Bedroom 3	2.03m x 2.12m	6'8" x 6'11"







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.