



Ilkeston Road  
Stapleford, Nottingham NG9 8JB

A NEW BUILD, THREE BEDROOM SEMI  
DETACHED HOUSE.

**£434,995 Freehold**



WELCOME TO FIELD FARM.  
 \*THE BRADGATE\*  
 PHASE 2  
 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 Bradgate is a spacious four-bedroom detached family home. The ground floor welcomes you with a hallway leading to a front-facing lounge, an open-plan kitchen and dining area, a WC, and ample storage space. The kitchen and dining area feature French doors that open to the rear garden, seamlessly blending indoor and outdoor living.

On the first floor, you'll find four generously sized bedrooms and a large family bathroom. The master bedroom offers plenty of space and includes a private ensuite, providing a comfortable and luxurious retreat.

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.

Air Source Heating, Underfloor heating, Hive smart controls, and EV Charging

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

11'6" x 15'8" (3.53m x 4.80m)

FAMILY DINING KITCHEN

19'3" x 15'2" (5.87m x 4.63m)

WC

LANDING

MASTER BEDROOM

9'8" x 14'3" (2.96m x 4.35m)

BEDROOM 2

9'8" x 11'1" (2.96m x 3.38m)

BEDROOM 3

9'3" x 7'3" (2.82m x 2.21m)

BEDROOM 4

9'3" x 6'10" (2.82m x 2.10m)

FAMILY BATHROOM

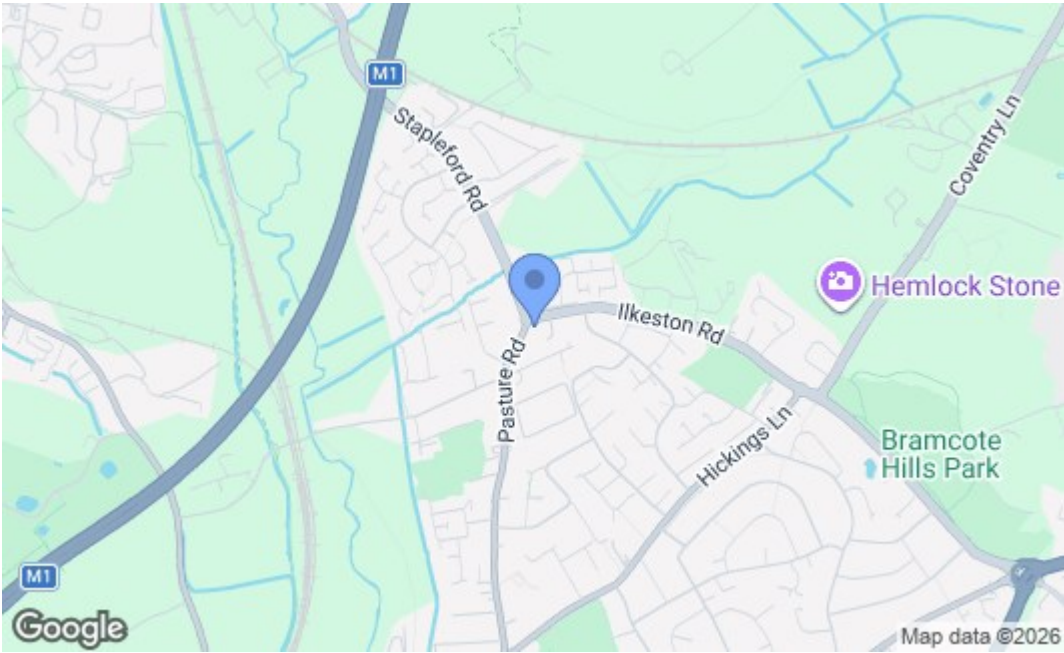
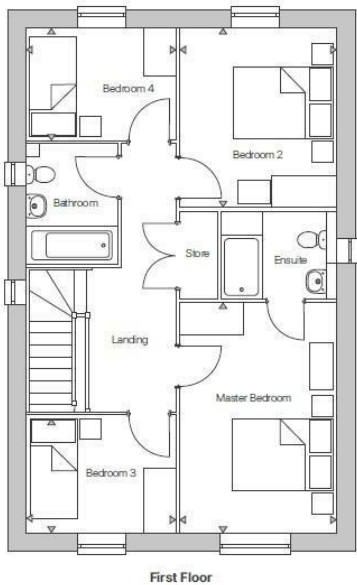
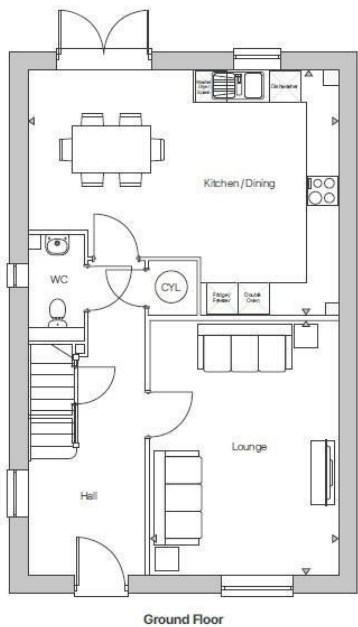
DRIVEWAY PARKING

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 Bradgate



| 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<br>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<br>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.