



Ilkeston Road
Stapleford, Nottingham NG9 8JB

£404,995 Freehold

A NEW BUILD, FOUR BEDROOM
DETACHED HOUSE.



WELCOME TO FIELD FARM.

TICKNALL

NEW PHASE 2

STAMP DUTY PAID, FLOORING AND TURF

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

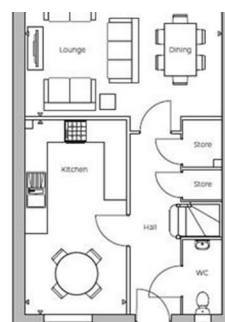
This is a four bedroom, two bathroom, three toilet detached family home with single garage and two parking spaces.

INCLUDING OFFER OF INTERNAL FLOORING AND LAID TURF TO THE REAR

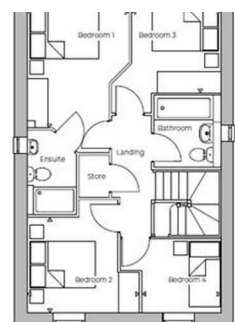
Measuring approx 1132sqft.

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.



GROUND FLOOR



FIRST FLOOR

ENTRANCE HALL

WC

DINING KITCHEN

17'10" x 9'3" (5.46 x 2.82)

REAR LOUNGE DINER

18'1" x 12'3" (5.53 x 3.75)

FIRST FLOOR LANDING

BEDROOM 1

13'3" max x 9'6" (4.05 max x 2.90)

EN-SUITE SHOWER ROOM

BEDROOM 2

10'6" x 8'10" (3.22 x 2.70)

BEDROOM 3

10'0" x 8'3" (3.05 x 2.53)

BEDROOM 4

7'3" x 6'9" (2.22 x 2.08)

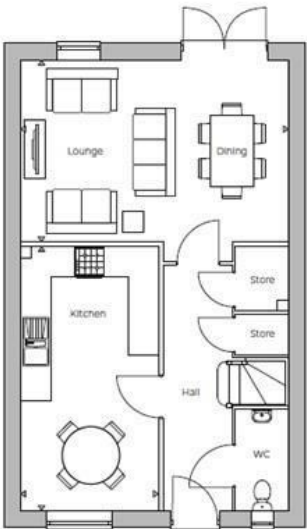
BATHROOM

SINGLE GARAGE AND TWO PARKING SPACES

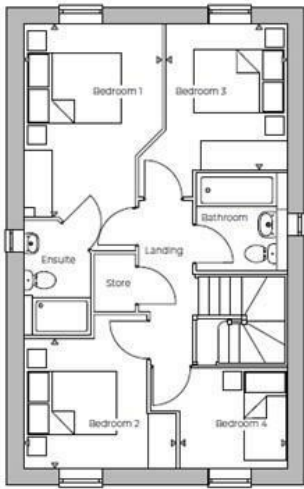
PEACE OF MIND

Each home will be independently surveyed during construction by LABC, who will issue their 10 year warranty certificate on completion of each home

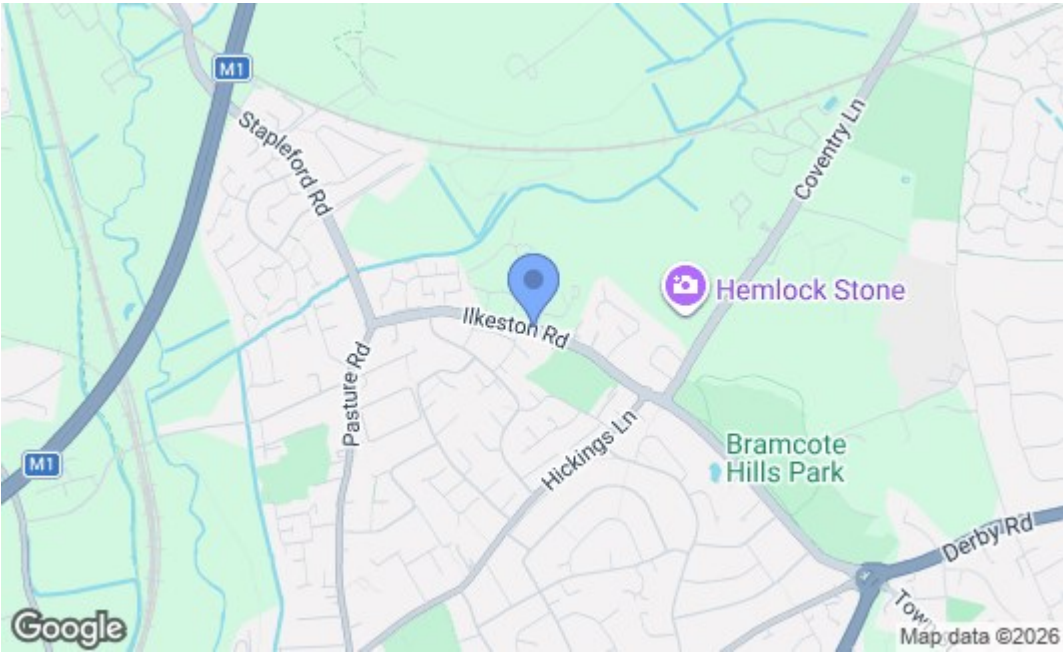




GROUND FLOOR



FIRST FLOOR



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.