Robert Ellis

look no further. . .

A NEW BUILD, FIVE BEDROOM DETACHED HOUSE.

Ilkeston Road
Stapleford, Nottingham NG9 8JP

£609,995 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

WELCOME TO FIELD FARM.
THE BARDON

***PART EXCHANGE OR STAMP DUTY PAID
FLOORING AND TURF INCLUDED***

PLOT 88

The Bardon is a stunning three-storey double-fronted family home which features five bedrooms. The ground floor boasts a full-length kitchen, dining and family area with useful utility room and plenty of storage, as well as a spacious lounge with bay window and French doors to the rear garden.

On the first floor, you can find a well-appointed family bathroom and the master bedroom, which includes a dressing area and ensuite. Bedroom two also benefits from its own ensuite. Continuing up to the second floor, you'll find two further bedrooms which share an ensuite and plenty of storage space.

INCLUDING OFFER OF INTERNAL FLOORING AND LAID TURF TO REAR
STAMP DUTY PAID OR PART EXCHANGE CONSIDERED

Measuring approx 2235sqft.

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
13'8" x 22'2" (4.18m x 6.77m)

LIVING SPACE
12'2" x 11'0" (3.73m x 3.37m)

LIVING ROOM
12'2" x 22'2" (3.73m x 6.77m)

LANDING

MASTER BEDROOM
12'4" x 13'9" (3.77m x 4.21m)

EN-SUITE

BEDROOM 2
13'10" (max) x 11'9" (max) (4.24m (max) x 3.59m (max))

EN-SUITE

BEDROOM 3
12'5" (max) x 10'1" (max) (3.79m (max) x 3.08m (max))

BEDROOM 4
12'5" x 16'5" (3.79m x 5.01m)

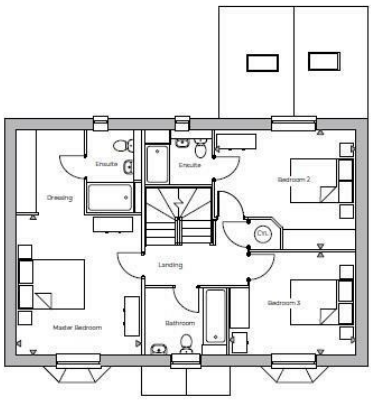
BEDROOM 5
10'11" x 16'5" (3.34m x 5.01m)

TOP FLOOR BATHROOM

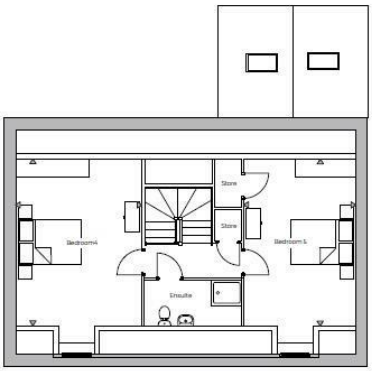
PEACE OF MIND
Each home will be independently surveyed during construction by LABC, who will issue their 10 year warranty certificate on completion of each homE

AGENTS NOTES
INCLUDING OFFER OF INTERNAL FLOORING AND LAID TURF TO REAR
STAMP DUTY PAID OR PART EXCHANGE CONSIDERED

GROUND FLOOR

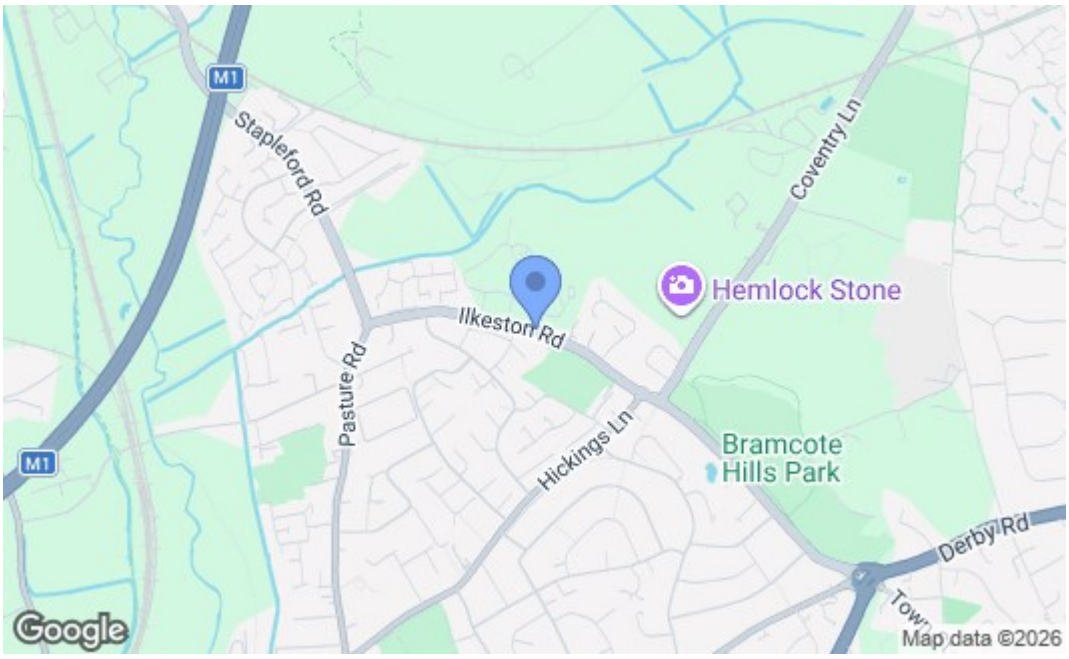


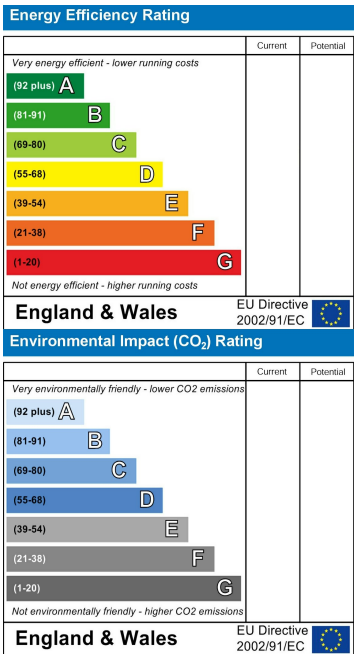
FIRST FLOOR



SECOND FLOOR

Peveril Homes
homes to build a life in
peverilhomes.co.uk





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.