

**Ilkeston Road
Stapleford, Nottingham NG9 8JJ**

A NEW BUILD, FIVE BEDROOM DETACHED HOUSE.

£544,995 Freehold



WELCOME TO FIELD FARM.
 THE SHARDLOW
 PHASE 2

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

This exceptional double-fronted family home features five bedrooms. The central hallway gives access to a full-length separate lounge with French doors leading to the garden. You'll also find a convenient downstairs cloakroom, a separate formal dining room, and a spacious open-plan kitchen, dining and family area which also has a separate utility.

Upstairs, you'll find a stunning master bedroom with large ensuite. Four further double bedrooms and a well-appointed family bathroom complete the generous accommodation.

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

Measuring approx 1789sqft.

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.

SHOW HOME NOW OPEN

For more information contact Robert Ellis on 0115 9490044.



HALL

WC

UTILITY ROOM

OPEN PLAN LIVING KITCHEN/DINING AREA
21'10" x 15'11" (6.67 x 4.86)

LOUNGE
21'1" x 11'10" (6.43 x 3.62)

DINING ROOM
11'3" x 9'3" (3.44 x 2.82)

LANDING

MASTER BEDROOM
15'11" x 11'11" (4.86 x 3.65)

EN-SUITE

BEDROOM 2
12'0" x 10'7" (3.68 x 3.24)

BEDROOM 3
11'3" x 10'5" (3.44 x 3.18)

BEDROOM 4
10'8" x 10'1" (3.26 x 3.09)

BEDROOM 5
10'6" x 9'2" (3.21 x 2.80)

BATHROOM

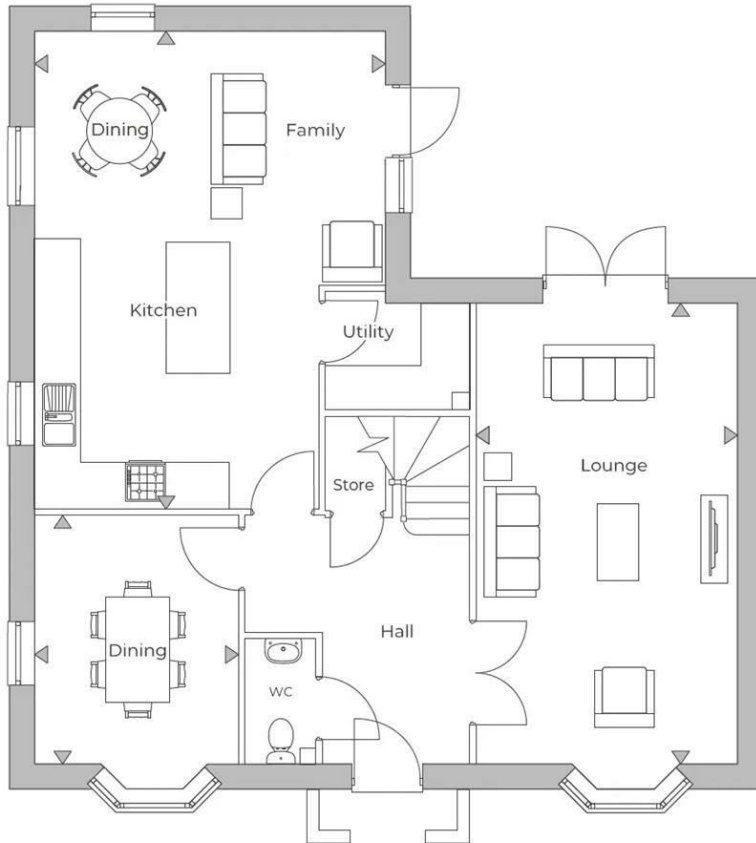
PEACE OF MIND

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

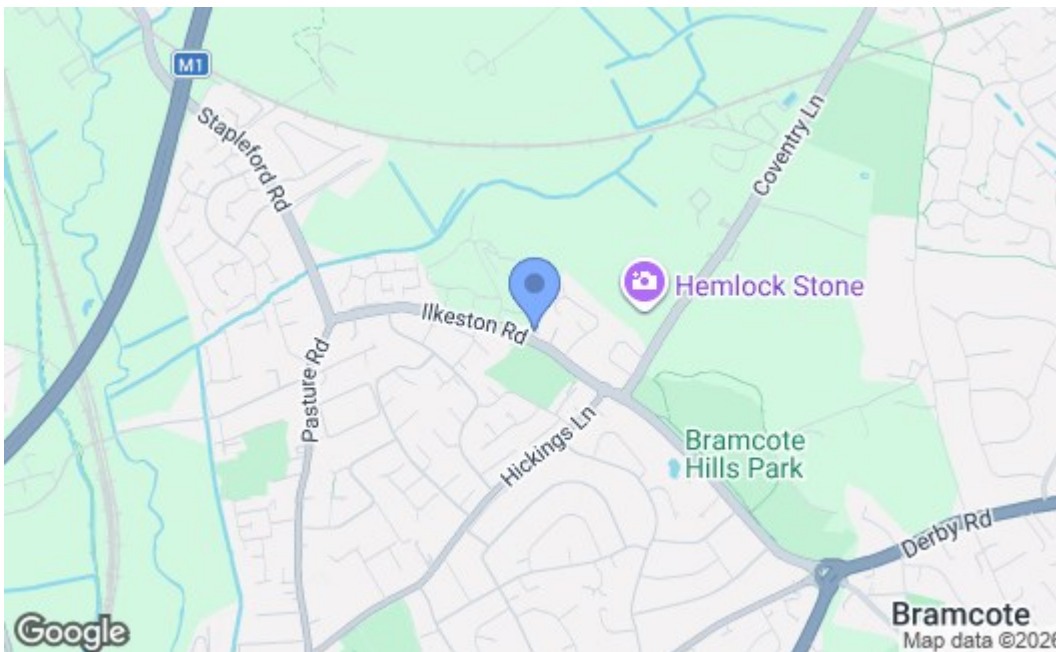
AGENTS NOTES

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LAID TURF TO REAR
STAMP DUTY PAID OR PART EXCHANGE
CONSIDERED





Ground 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.