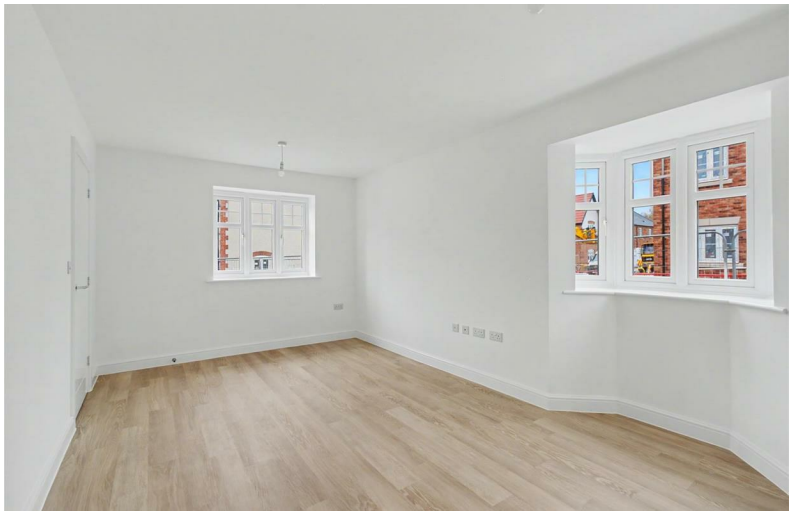
Robert Ellis

look no further. . .







Ilkeston Road
Stapleford, Nottingham NG9 8JP

A NEW BUILD, THREE BEDROOM SEMI DETACHED HOUSE.

£359,995 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea



WELCOME TO FIELD FARM.
THE TISSINGTON

STAMP DUTY PAID, FLOORING AND TUF INCLUDED

PHASE 2

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

The Tissington is a three-bedroom detached home in Stapleford. The ground floor offers a spacious kitchen/dining area with utility and store. It also has patio doors leading out to the garden. From the hallway you'll find a full-length lounge and separate wc.

The first floor of this Stapleford new build offers three bedrooms and a family bathroom with the master bedroom also having an en-suite bathroom. Separate storage is also provided from the landing space.

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 980SQFT.

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
17'9" x 9'11" (5.42 x 3.04)

FAMILY DINING KITCHEN
17'9" x 9'4" (5.42 x 2.85)

UTILITY AREA

WC

LANDING

MASTER BEDROOM
11'4" x 9'4" (3.46 x 2.85)

BEDROOM 2
10'5" 13'1"x 8'5" (3.2 4x 2.59)

BEDROOM 3
10'1" x 8'11" (3.08 x 2.74)

FAMILY BATHROOM

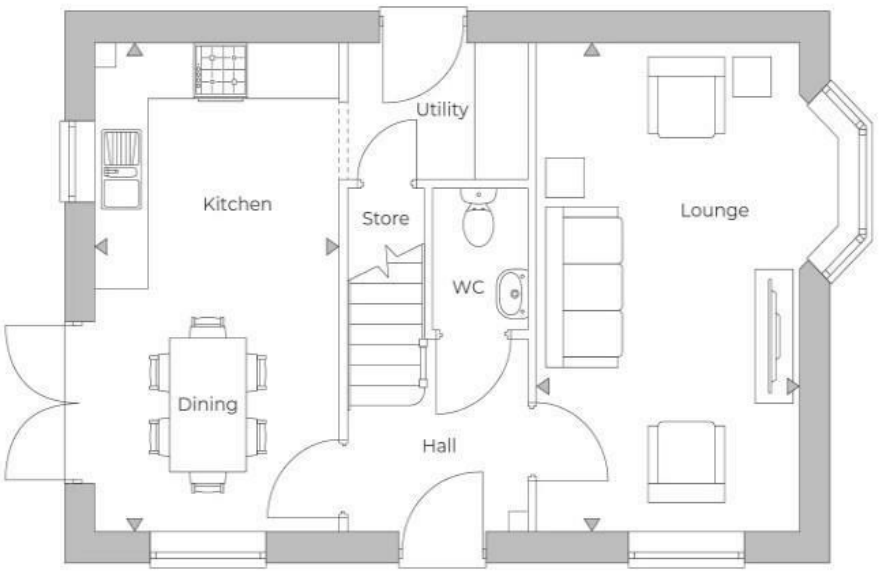
DRIVEWAY PARKING

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.

AGENTS NOTES
****SPECIAL OFFER FOR RESERVATION IN JUNE *****
If reserved In June 2026 this will include internal flooring, laid turf to the rear and 5% DEPOSIT PAID
(Move plus and Part exchange are exempt from the special offer)





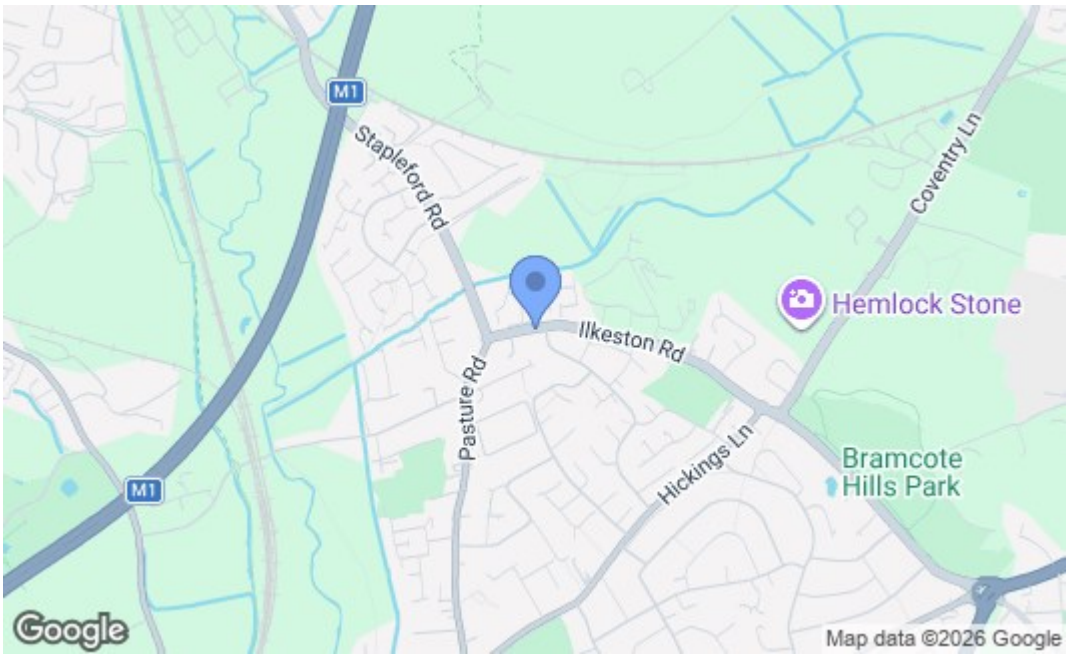


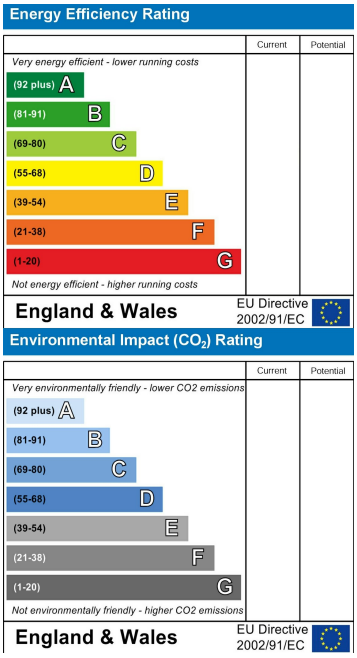
Ground Floor











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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044