Robert Ellis

look no further. . .

Field Farm Way
Stapleford, Nottingham NG9 8JP

A DOUBLE FRONTED FOUR BEDROOM
THREE STOREY DETACHED FAMILY HOUSE.

Offers Over £450,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MODERN AND NEARLY NEW THREE STOREY DOUBLE FRONTED FOUR BEDROOM THREE BATHROOM FOUR TOILET DETACHED FAMILY HOUSE SITUATED IN THIS NOW POPULAR AND ESTABLISHED RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF STAPLEFORD BORDERING TROWELL.

With accommodation over three floors comprising entrance hall with useful ground floor WC, spacious front to back living room, spacious dining kitchen and utility room to the ground floor. The first floor landing provide access to three of the four bedrooms, one of which benefits from an en-suite, and family bathroom. The turning staircase then rises to the top floor where you will find the principal bedroom, dressing area and en-suite facilities.

The property also benefits from gas central heating, double glazing, off-street parking, detached garage and enclosed landscaped garden to the rear.

Having been further improved by the current owners since construction, the property can certainly be classed as ready to move into. The property itself is extremely well presented from top to bottom and throughout.

The property sits favourably within close proximity of excellent nearby schooling for all ages, good transport links to and from the surrounding area such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space such as Ilkeston Road recreational ground and Bramcote Hills Park.

We believe the property would make an ideal long term family home and we highly recommend an internal viewing.

ENTRANCE HALL
13'6" x 4'9" (4.14 x 1.47)
Feature panel and double glazed front entrance door, doors to living room and dining kitchen, decorative panelling, further doors to the ground floor WC and useful understairs storage cupboard, radiator with display cabinet, spotlights and feature tiled floor.

WC
5'8" x 3'4" (1.73 x 1.03)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap with storage cabinets beneath, radiator, extractor fan, tiled floor.

FRONT TO BACK LIVING ROOM
19'5" x 10'4" (5.94 x 3.15)
Double glazed window to the front (with fitted blind), double glazed French doors opening out to the rear garden (with fitted blinds), feature media wall with inset shelving, lighting and power, TV area and feature inset flame effect fireplace beneath, two radiators.

DINING KITCHEN
26'3" x 9'0" (8.02 x 2.75)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces and matching upstands with fitted induction hob with extractor canopy over, inset sink unit with central swan neck pull-out spray hose mixer tap, in-built eye level combination double oven, integrated dishwasher, in-built fridge/freezer, double glazed windows to the rear (with fitted blinds), tiled floor to match the hallway, spotlights, ample space for dining table and chairs with decorative wall panelling to dado height, additional double glazed window to the front.

UTILITY ROOM
5'9" x 5'7" (1.76 x 1.72)
Equipped with a matching range of fitted base and wall storage cupboards with marble effect worktops and matching upstands with inset single sink and draining board with mixer tap. Feature composite and double glazed exit door to the rear garden with inset blind and additional double glazed window to the side of the door. Tiled floor and boiler cupboard housing the gas central heating boiler.

FIRST FLOOR LANDING
Turning staircase which rises to the second floor, radiator, decorative panelling to dado height, doors to bedrooms and bathroom.

BEDROOM TWO
13'11" x 9'1" (4.25 x 2.77)
Double glazed window to the front (with fitted blinds), radiator, decorative wall panelling, door to en-suite.

EN-SUITE
8'11" x 6'1" (2.74 x 1.87)
Modern white three piece suite comprising walk-in tiled shower cubicle with mains shower and glass shower screen/door, floating wash hand basin with mixer tap and push flush WC. Tiling to the walls, chrome ladder towel radiator, double glazed window to the rear.

BEDROOM THREE
10'5" x 9'8" (3.18 x 2.95)
Double glazed window to the rear (with fitted blinds), radiator, decorative part wall panelling.

BEDROOM FOUR
10'5" x 9'4" (3.18 x 2.87)
Double glazed window to the front (with fitted blinds), radiator.

FAMILY BATHROOM
6'7" x 5'4" (2.01 x 1.63)
Modern white three piece suite comprising panel bath with central mixer tap, floating wash hand basin with mixer tap and push flush WC. Decorative wall tiling, large fitted bathroom mirror, double glazed window and chrome ladder towel radiator. Spotlights and extractor fan.

TOP FLOOR LANDING

PRINCIPAL BEDROOM
25'1" max x 19'5" (7.66 max x 5.93)
Velux roof windows to both the front and rear, radiator, range of fitted floor to ceiling wardrobes, door to en-suite.

EN-SUITE
9'1" x 6'3" (2.78 x 1.93)
Three piece suite comprising walk-in tiled shower cubicle with glass screen/sliding door with mains shower, floating wash hand basin with mixer tap, push flush WC. Decorative wall tiling, chrome ladder towel radiator, spotlights, extractor fan and Velux roof window.

OUTSIDE
To the front of the property there are decorative wrought iron railings and white stone pebbles with pedestrian entrance to the front entrance door. A tarmac driveway leads down the right hand side of the property providing off-street parking which in turn leads to the detached garage with pedestrian gated access into the rear garden.

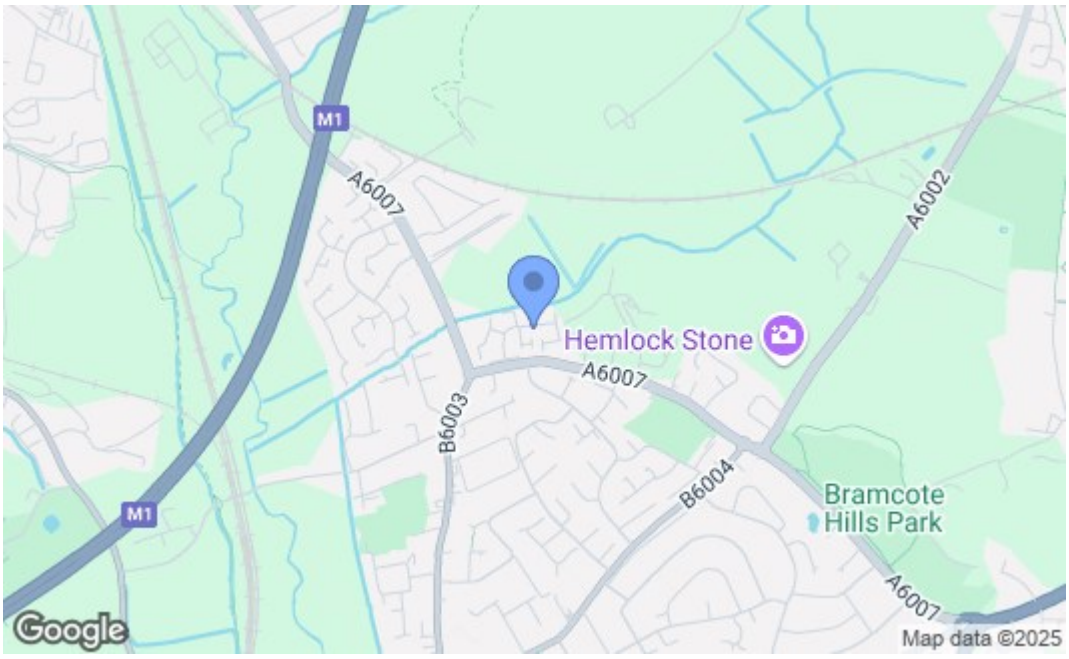
TO THE REAR
The rear garden has been meticulously landscaped and enclosed by timber fencing to the boundary line with a good sized patio and entertaining area with a central high quality artificial lawn space. Decorative white stone chippings to the boundary, outside water tap, lighting point, pedestrian gated access onto the driveway, personal access side door into the garage. Depending upon the sale price, the hot tub could be included in the sale. The garden also has the benefit of external power points.

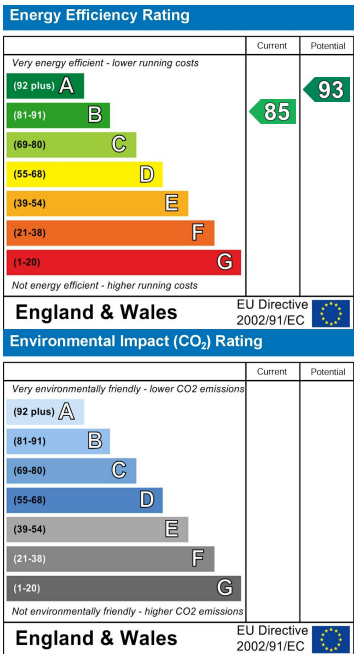
DETACHED PITCHED ROOF GARAGE
With up and over door to the front, personal access door to the side, brick built with pitched tiled roof, power and lighting.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road continue onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, turn right onto Ilkeston Road and then take a left hand turn into the development of Field Farm Way. Follow the bend in the road to the right and the property can be found on the right hand side.

COUNCIL TAX
Broxtowe Borough Council Band E.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed - Standard 4mbps, Superfast 74mbps, Ultrafast 1000mbps
Phone Signal – O2 & Vodafone = Good, EE & Three = Average
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk
Flood Defences – No
Non-Standard Construction – No
Other Material Issues – No





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.

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