



Field Farm Way  
Stapleford, Nottingham NG9 8JP

**£299,950**

A NEARLY NEW, THREE STOREY, FOUR  
BEDROOM, THREE BATHROOM, FOUR  
TOILET SEMI DETACHED HOUSE



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET 'THE HERFORD', A NEARLY NEW THREE STOREY, FOUR BEDROOM, THREE BATHROOM, FOUR TOILET SEMI DETACHED HOUSE, WITH NO CHAIN, SITUATED WITHIN THIS NEWLY DEVELOPED LOCATION ON THE OUTSKIRTS OF STAPLEFORD, BORDERING TROWELL.

With benefits such as the remainder of the NHBC warranty, gas central heating, double glazing, off-street parking, enclosed garden space and views towards Trowell from the higher floors.

The accommodation, over three floors, comprises entrance hall, cloaks/w.c., kitchen and open plan living/dining space to the ground floor. The first floor landing provides access to two bedrooms, bathroom and one of the two en suites where a further staircase rises to the second floor leading to two further bedrooms sharing and Jack and Jill en suite shower room.

As previously mentioned, the property is just under a year old and therefore still benefits from the remaining term of the NHBC warranty and is within easy reach of excellent nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout. There is also excellent schooling for all ages and the open space of Trowell area and Bramcote Park.

If you are looking for a ready to move into property, which has been further upgraded by the current owners since purchase and will be included floor coverings, curtains and blinds, then 'look no further' and arrange your viewing now. Contact the Stapleford Office on 0115 949 0044



## ENTRANCE HALL

11'4" x 7'2" (3.47 x 2.19)

Panel and double glazed front entrance door, tile effect flooring, radiator, turning staircase to first floor, spotlights and doors to lounge and cloaks/w.c.

## CLOAKS/W.C.

7'7" x 3'4" (2.32 x 1.04)

Modern white two piece suite comprising push-flush w.c. and wash hand basin with tiled splashbacks, mixer tap and storage cupboards beneath, double glazed window to the front, useful tiled shelving, wall mounted electricity consumer box, radiator, spotlights and extractor fan.

## KITCHEN AREA

14'8" x 7'10" (4.49 x 2.39)

Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating 1½ bowl sink unit with draining board and central mixer tap. Fitted five ring hob with extractor over, integrated fridge, freezer, washing machine and dishwasher, fitted double eye level oven/combo grill, boiler cupboard housing the gas fired central heating boiler, double glazed window to the front with fitted roller blind, radiator, spotlights and opening through to the open plan living/family/dining area.

## OPEN PLAN LIVING/DINING/FAMILY AREA

23'3" x 15'5" (7.1 x 4.72)

Full width to the rear bi-fold doors opening out to the rear garden, two Velux roof lights, additional double glazed window to the side, two radiators, media points and useful understairs storage cupboard with further additional double glazed window with fitted roller blind.

## FIRST FLOOR LANDING

Further turning staircase rising to the second floor, doors to bedrooms 1, 2 and bathroom and double glazed window to the side.

## BEDROOM 1

11'7" x 8'7" (3.55 x 2.62)

Double glazed window to the front with fitted roller blind, fitted wardrobes to one wall and radiator. Door to en suite.

## EN SUITE

6'9" x 6'5" (2.06 x 1.96)

Modern white three piece suite comprising tiled and enclosed shower cubicle with mains fed shower, wash hand basin with mixer tap and push-flush w.c. Partial wall tiling, spotlights, extractor fan, radiator, obscured double glazed window to the front and airing cupboard housing the hot water cylinder.

## BEDROOM 2

12'10" x 8'6" (3.92 x 2.61)

Double glazed window to the rear with fitted roller blind and radiator.

## FAMILY BATHROOM

6'5" x 6'2" (1.98 x 1.88)

Modern white three piece suite comprising panel bath with central mixer tap, wash hand basin with mixer tap and push-flush w.c. Obscured double glazed window to the rear, useful tiled shelving, radiator and spotlights.

## SECOND FLOOR LANDING

Doors to both bedrooms and double glazed window to the side.

## BEDROOM 3

15'5" x 13'6" (4.72 x 4.13)

Double glazed window to the front with fitted roller blind and views towards Trowell, radiator, useful over the stairs storage cupboard and door to Jack and Jill en suite.

## BEDROOM 4

15'5" x 11'8" (4.72 x 3.57)

Double glazed window to the rear with fitted roller blind, radiator, spotlights, loft hatch and door to Jack and Jill en suite shower room.

## JACK AND JILL STYLE EN SUITE

8'6" x 4'3" (2.6 x 1.32)

Modern white three piece suite comprising walk-in tiled shower cubicle with mains fed shower over, wash hand basin with mixer tap and push-flush w.c. Useful tiled shelving, radiator, spotlights and extractor fan.

## OUTSIDE

To the front of the property there are decorative wrought iron railings and entrance gate with pedestrian access and paved pathway to front entrance door together with lawn and side driveway providing off-street parking for two cars with gated access into the rear garden. The rear garden is bounded by timber fencing, with a paved patio area accessed from the bi-fold doors, which then leads on to a lawn section.

## DIRECTIONAL NOTE

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, turn left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island turn right onto Ilkeston Road and then take a left hand turn onto Field Farm Way, entering the Westerman development. Follow the road round the bend to the right (still Field Farm Way) and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7382nh





TOTAL FLOOR AREA: 1203 sq ft (111.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.