



Ilkeston Road
Stapleford, Nottingham NG9 8JP

£484,995 Freehold

A NEW BUILD, FOUR BEDROOM
DETACHED HOUSE.

0115 949 0044



/robertellisestateagent



@robertellisea



WELCOME TO FIELD FARM.

INGLEBY

RESERVE ANY FOUR BEDROOM HOME AND RECEIVE UP TO £8,000 CASH BOOST, FLOORING AND TURF.

The Ingleby is an impressive four-bedroom home featuring a dedicated full-length lounge with French doors to the rear garden, an open-plan kitchen dining space with useful utility, and a separate front-facing room, which can be utilised as a study or additional dining room.

Upstairs, you will find a large master bedroom, complete with ensuite as well as three more double bedrooms and a large family bathroom. Bedroom two also benefits from its own ensuite.

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

This is a four bedroom, three bathroom, three toilet detached family home with a double garage.

Measuring approx 1583 SQFT.

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.



ENTRANCE HALL

WC

LOUNGE

19'11" x 11'3" (6.09 x 3.45)

STUDY

9'6" x 8'3" (2.92 x 2.53)

DINING KITCHEN

22'10" x 12'11" (6.96 x 3.96)

FIRST FLOOR LANDING

BEDROOM 1

12'11" x 12'6" (3.96 x 3.83)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'5" x 10'9" (3.50 x 3.28)

BEDROOM 3

11'6" x 10'3" (3.52 x 3.14)

BEDROOM 4

10'9" x 8'11" (3.29 x 2.72)

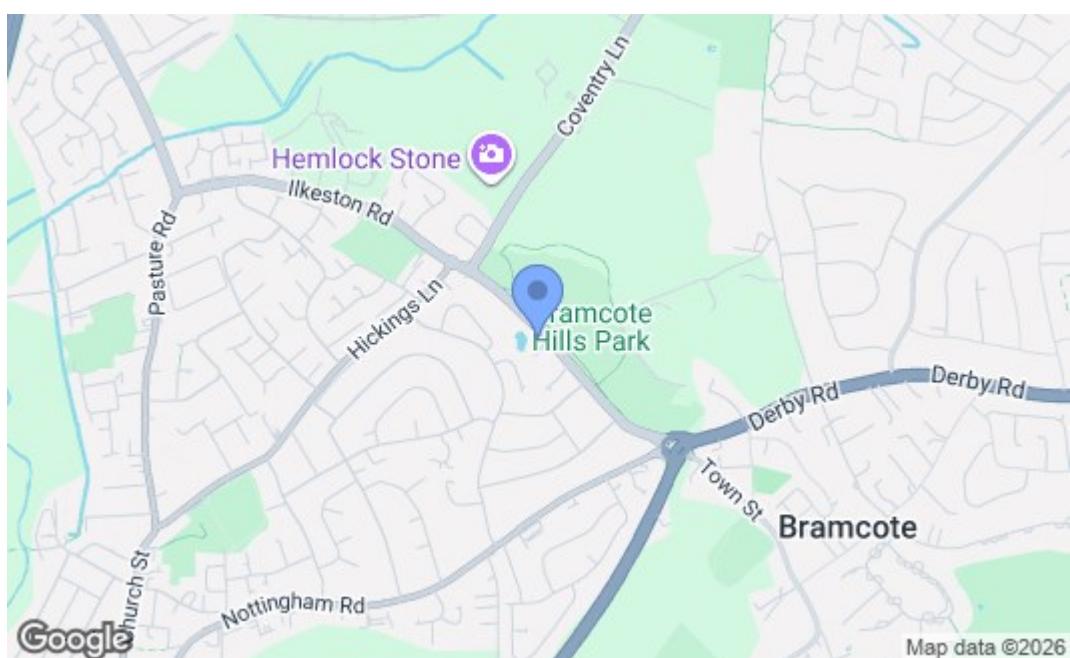
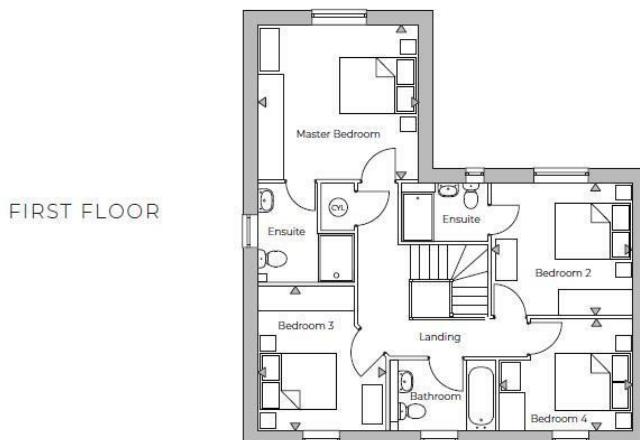
BATHROOM

DOUBLE GARAGE AND PARKING SPACES

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





| 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 | | |
| 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 | | |
| 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.