Robert Ellis

look no further. . .

Field Farm Way
Stapleford, Nottingham NG9 8JP

A NEARLY NEW THREE STOREY, FOUR BEDROOM SEMI DETACHED HOUSE.

£310,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET "THE HEREFORD", A NEARLY NEW THREE STOREY, FOUR BEDROOMS, THREE BATHROOM, FOUR TOILET SEMI DETACHED HOUSE SITUATED IN THIS MODERN RECENTLY 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 floor front windows.

The accommodation is arranged over three floors, comprising entrance hall, cloaks/WC, kitchen and open plan living/dining space to the ground floor. The first floor landing then provides access to two bedrooms, bathroom and one of the en-suites to the rear bedroom. A further staircase then rises to the second floor landing to two further double bedrooms sharing and "Jack and Jill" style en-suite shower room.

The property is only a few years old and therefore still benefits from the remaining term of the NHBC warranty. The property is within easy reach of excellent nearby transport links 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 excellent schooling for all ages nearby, as well as open space in Trowell and Bramcote Hills Park.

If you are looking for a property which is ready to move into, offering the space of four double bedrooms and three bathrooms, we would suggest that you arrange a viewing.

Suited to a variety of different buying types, including first time buyers or young families alike. We highly recommend an internal viewing.

ENTRANCE HALL
11'6" x 7'2" reducing to 3'4" (3.51 x 2.20 reducing to 1.03)
A composite and double glazed front entrance door, radiator, spotlights, turning staircase rising to the first floor. Doors to the living space and ground floor WC.

WC
6'3" x 3'8" (1.92 x 1.13)
Two piece suite comprising push flush WC and wash hand basin with mixer tap, tiled splashback and storage cabinet beneath. Double glazed window to the front, radiator, spotlights, extractor fan, wall mounted electrical consumer box.

KITCHEN
13'10" x 9'4" (4.22 x 2.85)
Comprising a matching range of fitted base and wall storage cupboards and drawers, marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap. Fitted five ring AEG gas hob with extractor over, in-built eye level double oven and grill, integrated fridge/freezer, washing machine and dishwasher. Double glazed window to the front (with fitted roller blind), radiator, spotlights, extractor fan. Boiler cupboard housing the gas fired boiler for central heating purposes.

LIVING/DINING ROOM
23'5" x 15'5" (7.14 x 4.71)
Full width bi-folding doors to the rear, opening out to the garden patio, two rooflights, additional double glazed window to the side (with fitted blinds), useful understairs storage space, media points, opening through to the kitchen.

FIRST FLOOR LANDING
Doors to bedrooms one and two, as well as the family bathroom. Double glazed window to the side, turning staircase rising to the second floor, decorative wood spindle balustrade with contrasting tops.

FAMILY BATHROOM
7'0" x 6'5" (2.15 x 1.98)
Three piece suite comprising panel bath with central mixer tap and shower attachment, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, double glazed window to the rear (with fitted roller blind), radiator, spotlights, extractor fan.

BEDROOM ONE
12'4" x 8'7" (3.76 x 2.63)
Double glazed window to the front with views over towards Pit Lane playing fields (with fitted roller blind), radiator, fully fitted wardrobes to one wall. Door to en-suite.

EN-SUITE
6'9" x 6'6" (2.07 x 2.00)
Three piece suite comprising tiled and enclosed shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, Georgian-style double glazed window to the front (with fitted roller blind), radiator, spotlights, extractor fan, airing cupboard housing the hot water cylinder.

BEDROOM TWO
12'5" x 8'7" (3.80 x 2.63)
Double glazed window to the rear, radiator.

SECOND FLOOR LANDING
Decorative wood spindle balustrade with contrasting tops, double glazed window to the side. Doors to bedrooms three and four.

BEDROOM THREE
15'5" x 10'10" (4.72 x 3.32)
Double glazed window to the rear, radiator, loft access point. Door to "Jack and Jill" style en-suite.

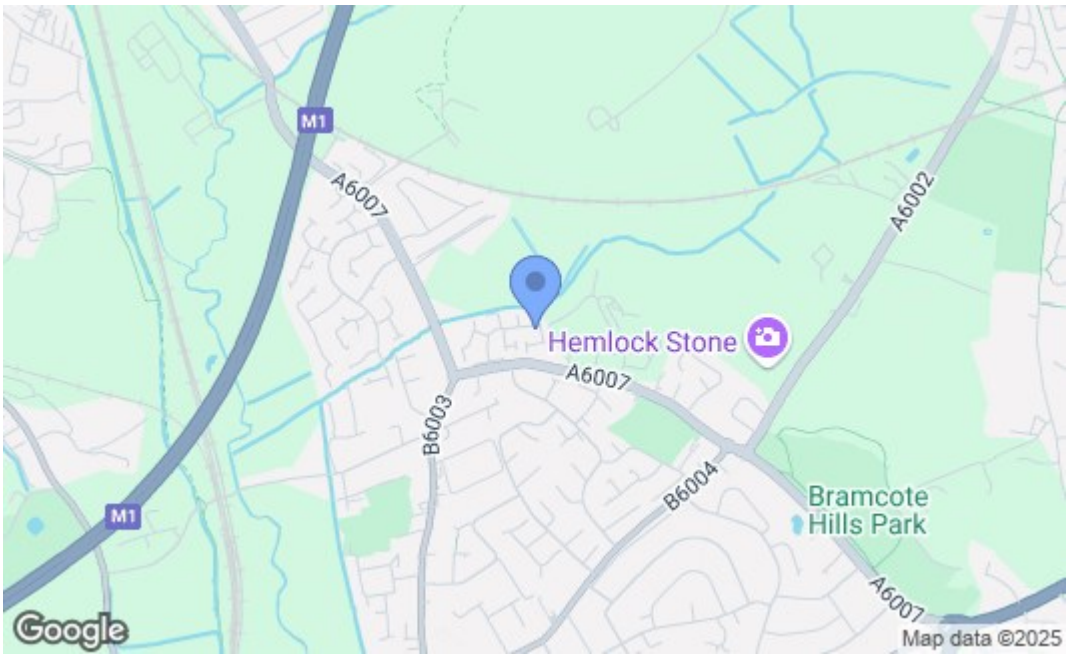
"JACK & JILL" EN-SUITE
8'5" x 4'3" (2.59 x 1.32)
Three piece suite comprising tiled and enclosed shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap. Decorative tiled splashbacks, spotlights, radiator, extractor fan.

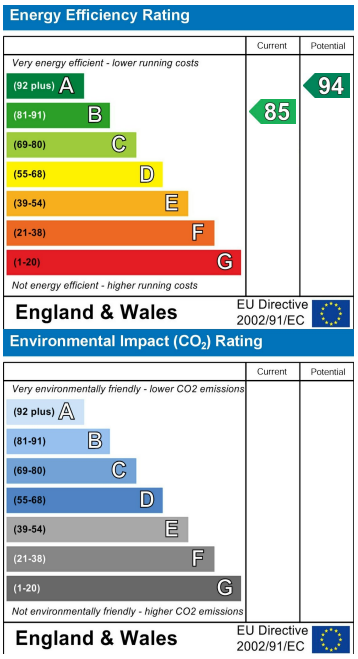
BEDROOM FOUR
15'5" x 12'11" (4.72 x 3.96)
Double glazed window to the front with views towards Pit Lane playing fields, radiator. Door to "Jack and Jill" en-suite, useful storage cupboard.

OUTSIDE
To the front of the property there is decorative wrought iron railings and matching pedestrian gate with pathway leading to the front entrance door. The front garden is designed for straightforward maintenance with decorative stone chippings. Leading down the left hand side of the property there is a tarmac driveway providing off-street parking with gated pedestrian access then leading into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line and is predominantly lawn with a paved patio seating area and pedestrian gate leading back onto the driveway.

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 right onto Hickings Lane and proceed past the entrance to the park and head in the direction of Bramcote. Past the parade of shops on the left (which includes the CO-OP) take a left at the mini roundabout onto Ilkeston Road. Take an eventual right hand turn onto Field Farm Way and follow the bend in the road to the right. The property can then be found on the right hand side, identified by our For Sale board.





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.