



Field Farm Way  
Stapleford, Nottingham NG9 8JP

**£365,000 Freehold**

A NEARLY NEW, FOUR BEDROOM  
DETACHED FAMILY HOUSE WITH OPEN  
PLAN LIVING FAMILY DINING KITCHEN TO  
THE REAR.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, THIS NEARLY NEW, TWO YEAR OLD, FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR FIELD FARM DEVELOPEMENT HAVING BEEN SINCE FURTHER IMPROVED BY THE CURRENT OWNERS.

WITH ACCOMODATION OVER TWO FLOORS COMPRISING ENTRANCE HALL, GROUND FLOOR W.C AND OPEN PLAN LIVING FAMILY DINING KITCHEN INCORPORATING UTILITY AREA MAKING UP THE FULL REAR WIDTH OF THE PROPERTY. THE FIRST FLOOR LANDING THEN OFFERS FOUR BEDROOMS, MASTER WITH EN-SUITE AND FAMILY BATHROOM.

EXTERNALLY THERE IS OFF STREET PARKING TO THE SIDE OF THE HOUSE LEADING TO A GARAGE (SPLIT IN HALF REDUCING THE FIRST PART OF THE GARAGE WITH A DOOR PROVIDING ACCESS TO THE REAR, CURRENTLY USED AS GYM). THE REAR GARDEN IS FITTED WITH ARTIFICIAL LAWN WITH RAISED SLEEPERS AND HAS AMPLE SPACE FOR ENTERTAINING.

OTHER BENEFITS INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING, FEATURE WALL PANNELLING AND THE REMAINING YEARS OF THE NHBC WARRANTY.

IDEALLY LOCATED CLOSE TO GOOD SCHOOLS FOR ALL AGES, SHOPPING FACILITIES, ACCESS TO THE COUNTRYSIDE AND NEARBY TRANSPORT LINKS SUCH AS THE A52 FOR NOTTINGHAM AND DERBY, M1 JUNCTION 25 OF THE MOTORWAY AND NOTTINGHAM ELECTRIC TRAM HUB SITUATED AT BARDILLS ROUNDABOUT.

THERE IS ALSO EASY ACCESS TO AN ARRAY OF OUTSIDE SPACE SUCH AS BRAMCOTE PARK, THE HEMLOCK STONE AND ILKESTON ROAD RECREATIONAL GROUND.

IDEALLY SUITED TO THOSE LOOKING FOR A LONG TERM FAMILY HOME WE WOULD HIGHLY RECOMMEND AN INTERNAL VIEWING.



### ENTRANCE HALL

6'7" x 6'6" (2.03 x 2.00)

COMPOSITE AND DOUBLE GLAZED FRONT ENTRANCE DOOR WITH FULL HEIGHT DOUBLE GLAZED WINDOW TO THE SIDE OF THE DOOR, STAIRS TO FIRST FLOOR, RADIATOR, PANELLING TO DADO HEIGHT, KARDEAN FLOORING, RADIATOR, DOORS TO W.C, SPOTLIGHTS, LIVING ROOM AND KITCHEN.

### W.C

5'7" x 5'1" (1.72 x 1.56)

MODERN WHITE TWO PIECE SUITE COMPRISING PUSH FLUSH W.C AND WASH HAND BASIN WITH MIXER TAP, TILED SPLASH-BACKS AND STORAGE CUPBOARDS BENEATH. DOUBLE GLAZED WINDOW TO THE FRONT, RADIATOR, SPOTLIGHTS AND EXTRACTOR FAN.

### LIVING ROOM

19'5" x 11'9" (5.93 x 3.59)

DOUBLE GLAZED BAY WINDOW TO THE FRONT, TWO RADIATORS, MEDIA POINTS.

LIVING FAMILY DINING KITCHEN INCORPORATING UTILITY  
25'0" x 20'2" (7.63 x 6.15)

THE KITCHEN AREA COMPRISES A MATCHING RANGE OF SOFT CLOSING, WALL BASE AND DRAWER UNITS WITH QUARTZ WORK-SURFACES AND BREAKFAST BAR. INSET ONE AND A HALF BOWL SINK UNIT AND MIXER TAP, INTEGRATED DISHWASHER, FITTED FIVE RING GAS HOB WITH EXTRACTOR OVER, EYE LEVEL OVEN AND GRILL, IN-BUILT FRIDGE/FREEZER, BOILER CUPBOARD HOUSING THE GAS FIRED CENTRAL HEATING BOILER, ADDITIONAL SINK UNIT TO THE UTILITY AREA WITH DRIANER AND MIXER TAP AND QUARTZ SPLASH-BACKS. COMPOSITE AND DOUBLE GLAZED SIDE DOOR TO THE DRIVEWAY WITH INSET BLINDS, KARNDAN FLOORING THROUGHOUT THE KITCHEN/DINING UTILITY SPACE, DOUBLE GLAZED WINDOW TO THE REAR WITH FITTED BLINDS, SPOTLIGHTS, USEFUL UNDER-STAIRS STORAGE CUPBOARD, AMPLE SPACE FOR DINING TABLE AND CHAIRS, RADIATOR, PANNELING TO DADO HEIGHT, SLIDING PATIO DOORS OPENING TO THE REAR GARDEN AND ADDITIONAL RADIATOR TO THE REAR WALL.

### FIRST FLOOR LANDING

DOORS TO ALL BEDROOMS AND BATHROOM, RADIATOR, LOFT ACCESS POINT, WALL PANNELING TO DADO HEIGHT.

### BEDROOM 1

15'9" x 13'4" (4.81 x 4.07)

DOUBLE GLAZED WINDOW TO THE FRONT WITH FITTED BLINDS, RADIATOR, WALL HUNG BED SIDE CABINETS, FITTED DOUBLE WARDROBE, TV POINT, DOOR TO EN-SUITE.

### EN-SUITE

7'10" x 3'10" (2.39 x 1.17)

MODERN WHITE THREE PIECE SUITE COMPRISING TILED IN SHOWER CUBICLE WITH SLIDE-AWAY GLASS SHOWER SCREEN AND MAINS SHOWER, WASH HAND BASIN WITH MIXER TAP AND PUSH FLUSH WC. PART TILED WALLS, SPOTLIGHTS, EXTRACTOR FAN, RADIATOR AND HARVEY MARIA FLOORING.

### BEDROOM 2

12'11" x 9'4" (3.96 x 2.85)

DOUBLE GLAZED WINDOW TO THE FRONT WITH FITTED BLINDS, RADIATOR, AND OVER THE STAIRS STORAGE CUPBOARD.

### BEDROOM 3

11'8" x 9'7" (3.57 x 2.93)

DOUBLE GLAZED WINDOW TO THE REAR OVER-LOOKING THE REAR GARDEN WITH FITTED BLINDS, RADIATOR.

### BEDROOM 4

8'7" x 8'1" (2.63 x 2.47)

DOUBLE GLAZED WINDOW TO THE REAR OVER-LOOKING THE REAR GARDEN WITH FITTED BLINDS, RADIATOR.

### BATHROOM

11'7" x 6'1" (3.54 x 1.87)

MODERN WHITE THREE PIECE SUITE COMPRISING BATH WITH MIXER TAP, PUSH FLUSH WC AND WASH HAND BASIN WITH MIXER TAP. PART TILED WALLS, DOUBLE GLAZED WINDOW TO THE REAR, WALL MOUNTED EXTRACTOR FAN, RADIATOR, SPOTLIGHTS, AIRING CUPBOARD HOUSING THE WATER CYLINDAR AND HARVEY MARIA FLOORING.

### OUTSIDE

TO THE FRONT OF THE PROPERTY ACCESSED VIA THE SLIP ROAD THERE IS A TARMAC DRIVEWAY PROVIDING OFF STREET PARKING INFRONT OF THE GARAGE, PAVED PATHWAY TO FRONT ENTRANCE DOOR, CHIPPED BARK DECORATIVE BORDERS AND GRAVEL STONE. FROM THE DRIVEWAY THERE IS ACCESS VIA THE COMPOSITE DOOR TO THE UTILITY AREA, GATED ACCESS TO THE REAR GARDEN AND ACCESS TO THE GARAGE VIA THE UP AND OVER DOOR.

THE REAR GARDEN IS THEN ENCLOSED BY TIMBER FENCING TO THE BOUNDARY LINES CONSISTING OF A ARTIFICIAL LAWN EITHER SIDE OF THE PATHWAY. THERE IS A PAVED PATIO AREA IDEAL FOR ENTERTAINING AND DECKED SECTION TO THE REAR OF THE GARAGE. ATTACHED TO THE REAR OF THE GARAGE IS A GARDEN SHED. WITHIN THE GARDEN THERE IS LIGHTING AND WATER TAP. GATED ACCESS TO THE DRIVEWAY AND SIDE DOOR TO THE GARAGE.

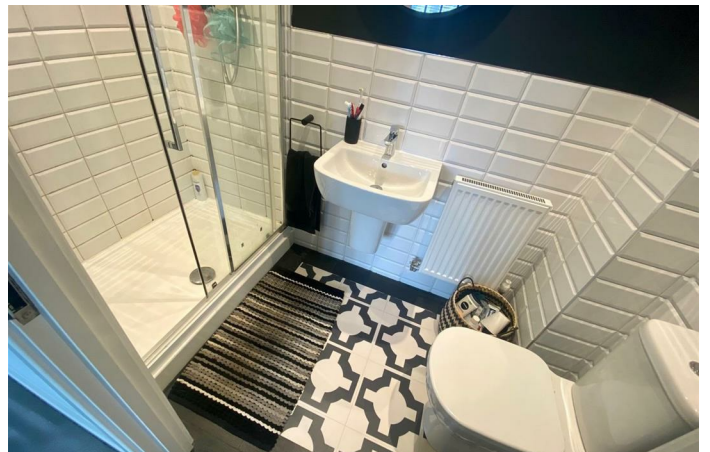
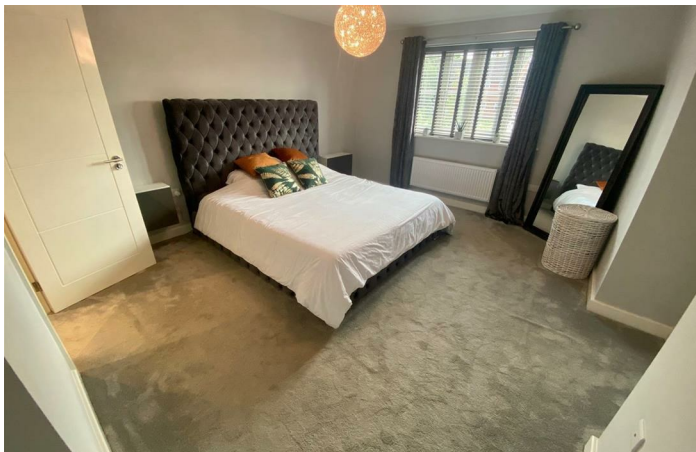
### GARAGE

SPLIT IN HALF BY THE CURRENT OWNERS CREATING A STORAGE AREA TO THE FRONT THEN A STUD WALL AND DOOR PROVIDES ACCESS TO THE REAR PART OF THE GARAGE CURRENTLY SET UP AS A GYM. THE GARAGE HAS POWER AND LIGHTING.

### DIRECTIONS

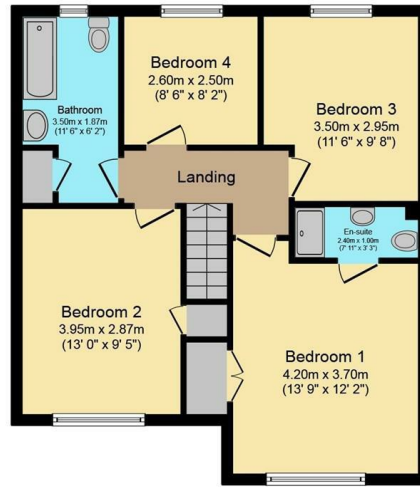
FROM OUR STAPLEFORD OFFICE ON DERBY ROAD PROCEED TO THE ROACH TRAFFIC LIGHTS AND TURN LEFT ON TO CHURCH STREET. AT THE BEND IN THE ROAD TURN LEFT ON PASTURE ROAD AND PROCEED IN THE DIRECTION OF TROWELL. AT THE MIN ISLAND TURN RIGHT ON TO ILKESTON ROAD AND TAKE A LEFT TURN ON-TO FIELD FARM WAY. TURN IMMEDIATELY LEFT ON-TO THE SERVICE ROAD AND THE PROPERTY IS THE SECOND ON THE RIGHT HAND SIDE.

REF7217NH





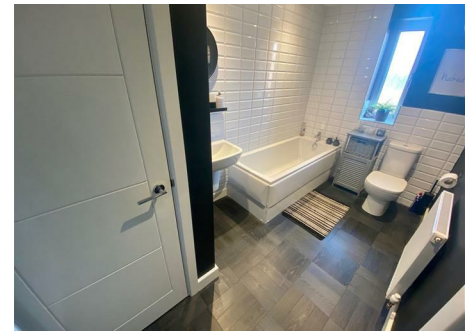
Ground Floor



First Floor

Total floor area 126.0 sq. m. (1,356 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.