

Ilkeston Road  
Stapleford, Nottingham NG9 8JJ

**£239,995 Freehold**

## A NEW BUILD, TWO BEDROOM SEMI DETACHED HOUSE.

0115 949 0044



WELCOME TO FIELD FARM.

\*MILFORD\*

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

This is a two bedroom semi detached house with driveway parking for two spaces.

Measuring approx 683sqft.

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 DINER

14'10"ax x 12'11" (4.53max x 3.94)

KITCHEN

10'8" x 5'7" (3.27 x 1.72)

FIRST FLOOR LANDING

BEDROOM 1

12'11" x 9'11" (3.94 x 3.04)

BEDROOM 2

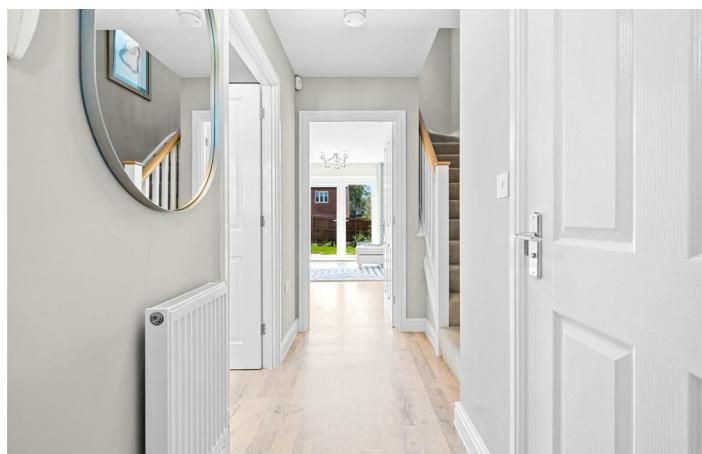
12'11" x 7'5" (3.94 x 2.27)

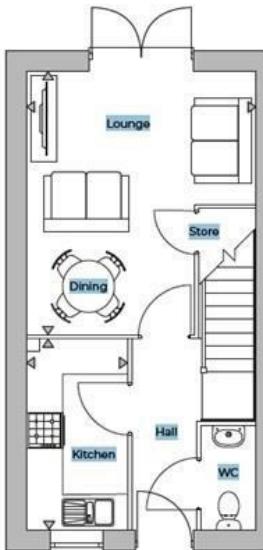
BATHROOM

DRIVEWAY WITH TWO PARKING SPACES

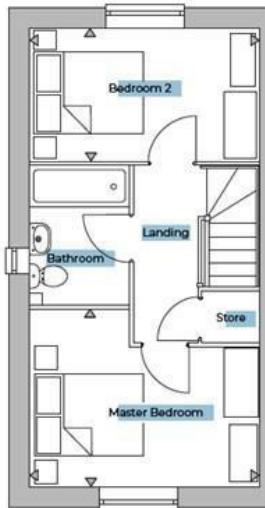
Peace of Mind

Each home will be independently surveyed during construction by LABC, who will issue their 10 year warranty certificate on completion of each home.

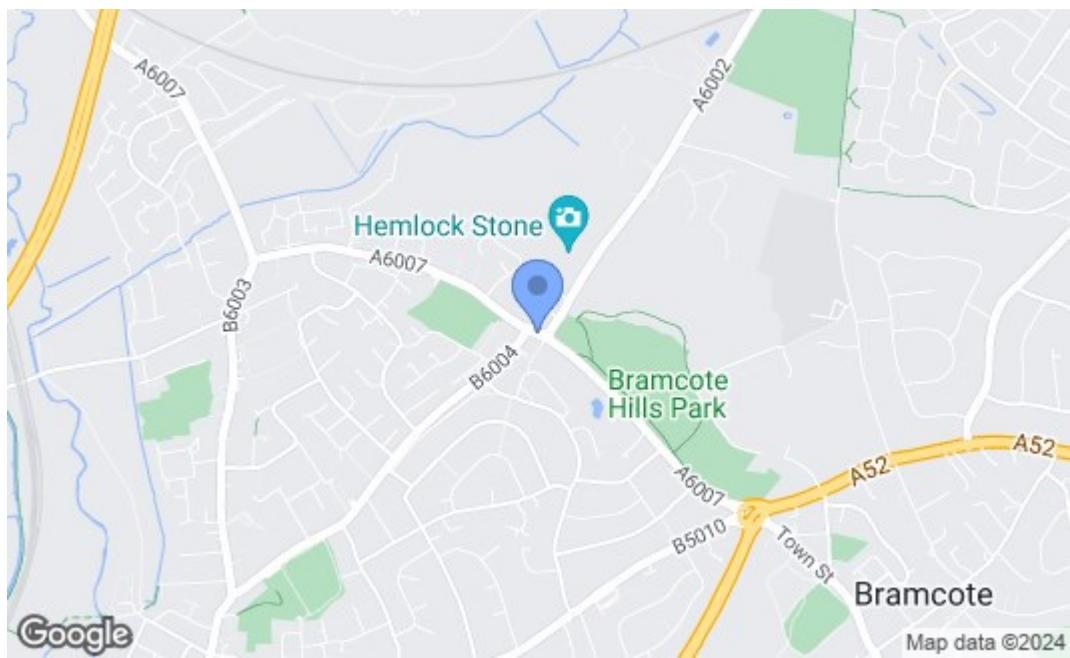




GROUND FLOOR



FIRST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100) 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		
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.