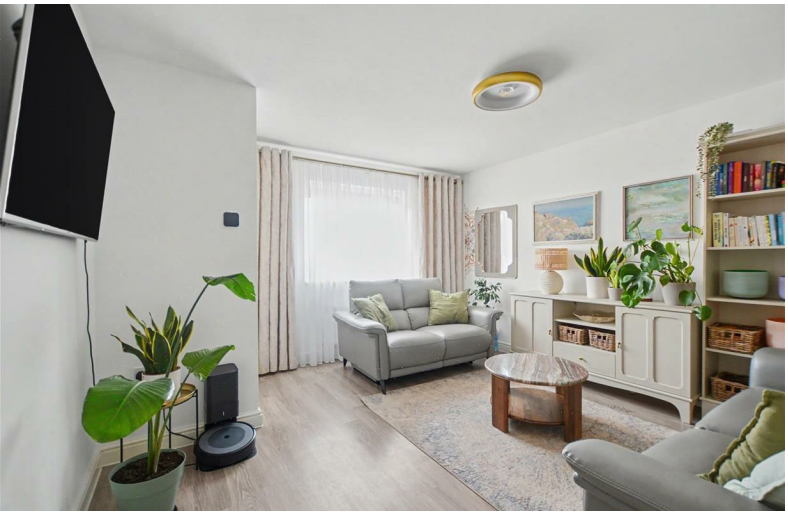
Robert Ellis

look no further. . .



Field Farm Way
Stapleford, Nottingham NG9 8JP

£340,000 Freehold

A PEVERIL HOMES 2023 CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE WITH ACCOMMODATION OVER THREE FLOORS. OFFERED FOR SALE WITH NO UPWARD CHAIN.

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET "THE QUORN" 2023 PEVERIL HOMES CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over three floors, the ground floor comprises entrance hall, living room, kitchen, utility room and WC. The first floor landing then provides access to two bedrooms and a four piece bathroom suite. A further staircase rises to the second floor where the principal bedroom and en-suite can be found.

The property also benefits from gas fired central heating with Smart heating control, double glazing, Karndean flooring throughout the ground floor accommodation, off-street parking, hot and cold air conditioning unit, as well as an enclosed private rear garden.

The property is positioned in this sought after modern development constructed by Peveril Homes on the edge of Stapleford bordering both Trowell to one side and Bramcote to the other. Offering easy access to excellent nearby schooling for all ages, ample outdoor green and countryside space, as well as excellent transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal family home and highly recommend an internal viewing.

ENTRANCE HALL
6'0" x 4'10" (1.85 x 1.49)
Composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, Karndean flooring through to the kitchen, radiator, wall mounted consumer box, door to living room.

LIVING ROOM
14'7" x 12'8" (4.45 x 3.87)
Double glazed window to the front (with fitted blinds), radiator, media points, useful understairs storage closet with light. Further door to kitchen.

DINING KITCHEN
12'1" x 11'8" (3.70 x 3.57)
The kitchen area comprises a matching range of handle-less fitted soft-closing base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with curved extractor canopy over and fitted oven beneath. Integrated dishwasher, ample space for dining table and chairs, spotlights, double glazed French doors opening out to the rear garden patio, space for American-style fridge/freezer, opening through to the utility area.

UTILITY AREA
5'11" x 3'9" (1.81 x 1.15)
With matching base and wall cupboards, roll top work surface and matching upstands, plumbing for washing machine, boiler cupboard housing the gas fired central heating boiler. Door to WC.

WC
3'9" x 3'8" (1.16 x 1.14)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Radiator, extractor fan.

FIRST FLOOR LANDING
Doors to bedroom bedrooms two and three, and bathroom. Double glazed window to the front (with fitted blinds), staircase rising to the second floor, decorative wood spindle balustrade, airing cupboard housing the water cylinder.

BEDROOM TWO
12'3" x 9'5" (3.75 x 2.89)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM THREE
9'6" x 8'6" (2.91 x 2.61)
Double glazed window to the rear (with fitted blinds), radiator.

BATHROOM
10'4" x 7'3" (3.17 x 2.21)
Spacious room with four piece suite comprising separate tiled and enclosed shower cubicle with glass shower screen and dual attachment mains ran shower, panel bath with glass screen, mixer tap and handheld shower attachment, push flush WC, wash hand basin with mixer tap. Wall mounted ladder towel radiator, mirror fronted bathroom cabinet, shaver point, extractor fan, spotlights, contrasting tiles to the walls, Karndean flooring, double glazed window to the rear.

SECOND FLOOR LANDING
Useful storage closet with light, door to bedroom one.

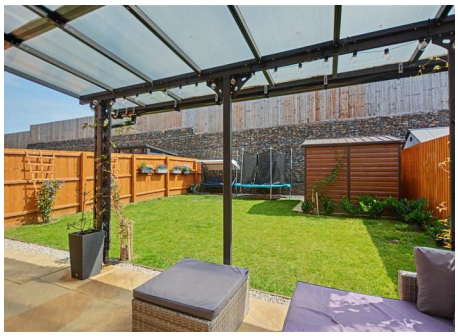
BEDROOM ONE
18'8" max x 12'8" (5.69 max x 3.87)
Two Velux roof windows to the front, additional Velux roof window to the rear (with fitted blackout blind), radiator, wall mounted hot and cold air conditioning unit, plug sockets with USB charging points, loft access point to a fully boarded, lit with power and insulation loft space, door to en-suite.

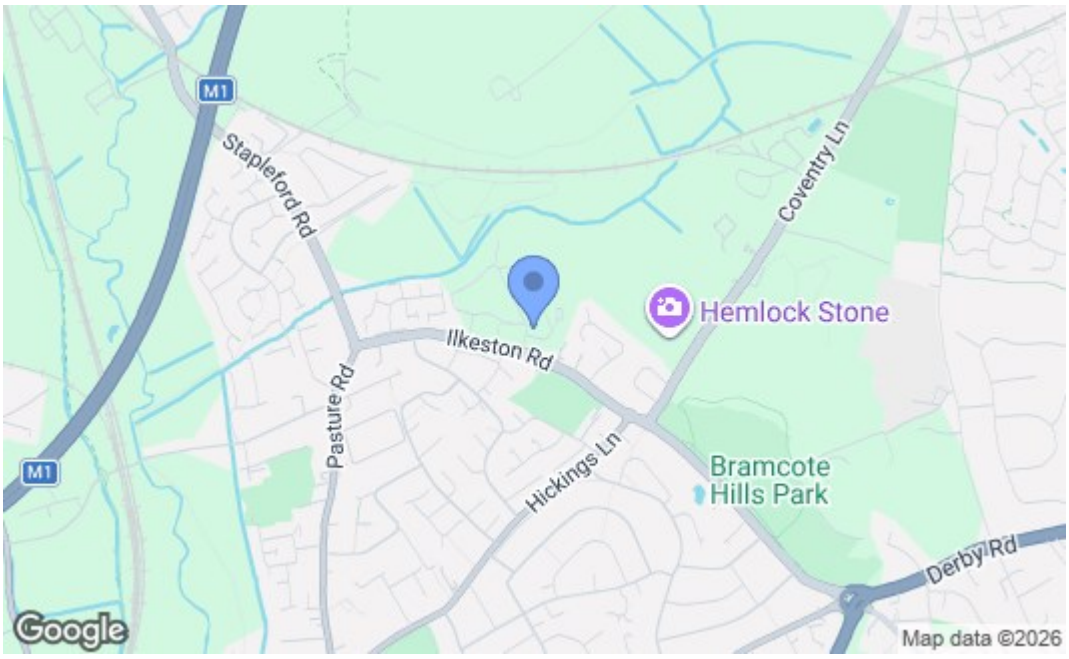
EN-SUITE
7'10" x 5'3" (2.40 x 1.62)
Modern three piece suite comprising separate walk-in tiled shower cubicle with glass shower screen and dual attachment mains ran shower, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, Velux roof window (with fitted blackout blind), shaver point, wall mounted chrome heated ladder towel radiator, spotlights, extractor fan.

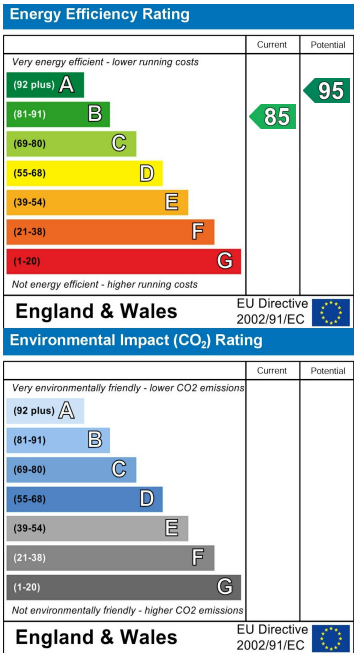
OUTSIDE
To the front of the property, there is stepped access to the front entrance door with decorative wrought iron railing and matching wrought iron fence to a semi enclosed front garden with decorative chipped bark and a variety of bushes and shrubbery. Leading down the left hand side of the property, there is an extensive block paved driveway providing off-street parking which then provides access into the rear garden. The driveway has a photocell (sensor) activated external light installed.

TO THE REAR
The rear garden is enclosed by both timber fencing and decorative caged rock wall with a garden offering a patio seating area leading onto a generous lawn with decorative stone and planted flowerbeds housing a variety of bushes and shrubbery. Situated in the top right hand corner of the plot is a useful garden shed constructed of aluminium with a wood effect finish. The garden also benefits from an external water tap and lighting point. Pedestrian access provides a route back onto the driveway to the side.

DIRECTIONS
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 in the direction of Bramcote. At the mini island just after the Co-Op, turn left onto Ilkeston Road. Take a right onto Field Farm Way and the property can 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.

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