

# Robert Ellis

*look no further...*



FIELD FARM  
NEIGHBOURHOOD



THE WETHERBY  
BOULEVARD



FIELD FARM  
NEIGHBOURHOOD



Field Farm Way  
Ilkeston Road, Stapleford NG9 8JJ

**£340,000 Freehold**

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WE ARE PLEASED TO OFFER FOR SALE 'THE WETHERBY', A FOUR/FIVE BEDROOM, THREE STOREY SEMI DETACHED FAMILY HOME BY WESTERMAN HOMES.

Situated in the Field Farm development, this substantial property has well balanced accommodation, ideally suited to the family with teenagers. Or equally with five bedrooms plenty of flexibility for those who work from home.

Double fronted in design, the accommodation is arranged over three floors and comprises a central hallway, cloakroom/w.c., living room and open plan dining kitchen. The central staircase leads through the building and to the first floor, where there are three bedrooms, including the master with en suite shower room and a family bathroom. To the second floor are two further double bedrooms with a Jack and Jill en suite shower room.

The property sits on a corner plot with off-street parking and the rear gardens will be landscaped with patio and lawn.

Field Farm is located on the borders of Stapleford and Trowell, close to many open spaces and amenities with schools for all ages within easy reach as are the towns of Stapleford and Beeston. There are leisure facilities within Bramcote and for those wishing to commute, the A52 is a short drive away, linking Nottingham and Derby via Brian Clough Way, as well as junction 25 of the M1 Motorway.



### ENTRANCE HALL

Central staircase leading to the first floor.

### CLOAKS/W.C.

Housing two piece suite comprising wash hand basin and low flush w.c.

### DINING KITCHEN

17 x 13'9 (5.18m x 4.19m)

Fully fitted kitchen with integrated fridge, freezer, double oven, hob, extractor and dishwasher, washing machine and wine cooler. This is open to the living dining area with French doors to the rear garden.

### LIVING ROOM

17 x 13 (5.18m x 3.96m)

Aspect to front and side.

### FIRST FLOOR LANDING

Staircase leading to the second floor and doors to:

### BEDROOM 1

13'1 x 11 (3.99m x 3.35m)

Aspect over the front and door to en suite.

### EN SUITE

Three piece suite comprising wash hand basin, low flush w.c. and shower cubicle. Chrome, ladder style heated towel rail

### BEDROOM 4

11'2 x 9 (3.40m x 2.74m)

Aspect to the rear.

### BEDROOM 5/STUDY

11'2 x 7'9 (3.40m x 2.36m)

Aspect to the side.

### FAMILY BATHROOM

Three piece suite comprising wash hand basin, low flush w.c. and bath. Chrome, ladder style heated towel rail

### SECOND FLOOR LANDING

Doors to:

### BEDROOM 2

13'1 x 17 (max) (3.99m x 5.18m (max))

Aspect to the front and door to Jack & Jill en suite.

### BEDROOM 3

17' x 11'2 (5.18m x 3.40m)

Aspect to the rear and door to Jack & Jill en suite.

### JACK AND JILL EN SUITE

Three piece suite comprising wash hand basin, low flush w.c. and shower cubicle. Chrome, ladder style heated towel rail

### OUTSIDE

Off street parking for two vehicles. The rear gardens will be enclosed and landscaped with patio and lawn.

### AGENTS NOTE

The internal images have been taken from other properties within the development and virtual staging has been used to show how a room can be furnished. This is intended as a guide to the internal finish of the property.







THE WETHERBY - A four/five bedroom detached or attached property (Plot 42)

Ground Floor			First Floor			Second Floor		
Room	Metric (mm)	Imperial (ft-in)	Room	Metric (mm)	Imperial (ft-in)	Room	Metric (mm)	Imperial (ft-in)
Living Room	5186 x 3969 max	17'0" x 13'0"	Bedroom 1	3999 x 3363 max	13'1" x 11'0"	Bedroom 2	3999 x 5186 max	13'1" x 17'0"
Kitchen/Dining	5186 x 4201 max	17'0" x 13'9"	Bedroom 4	3412 x 2736	11'2" x 9'0"	Bedroom 3	5186 x 3412	17'0" x 11'2"
			Study/Bedroom 5	3412 x 2358	11'2" x 7'9"			

Plots 42, 50, 62 and 70 are attached Boulevard properties, plots 63 and 70 are detached. Plot 39 is a detached Woodland property.



Please Note: This report and all the information described herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The report and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements or information contained in this report are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement. With regards to house type floor plans, please note this information is subject to review and therefore potential change. All stated dimensions are subject to a tolerance of +/- 10mm (3/8"). You should be advised that the floor, not to order any other goods which depend on accurate dimensions before carrying out a third measure within in your reserved plot. Computer generated images are for illustrative purposes only. Homes may be finished (shown images) or may be detached, semi-detached or terraced. Please ask the sales adviser on site for specific details. Westerman Homes reserve the right to alter plans, specifications, elevation treatments, positions, and types of doors and windows without prior notice. Westerman Homes reserve the right to change house type and name of any home subject to market conditions and without notice.



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		
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.