Robert Ellis

look no further...

FIELD FARM

NEIGHBOURHOOD

Field Farm Way

Ilkeston Road, Stapleford NG9 8JJ

£340,000 Freehold

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:

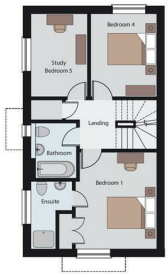
BEDROOM 2
13'1 x 17 (max) (3.99m x 5.18m (max))
Aspect to the front and door to Jack & Jill en suite.

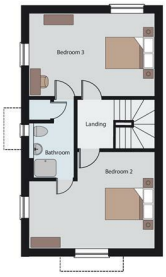
BEDROOM 3
17' x 11'2 (5.18m x 3.40m)
Aspect to the rear and door to Jack & Jill en suite.

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

Room	Metric (mm)	Imperial (ft-in)
Living Room	5186 x 3969 max	17'0" x 13'0"
Kitchen/Dining	5186 x 4201 max	17'0" x 13'9"

First Floor

Room	Metric (mm)	Imperial (ft-in)
Bedroom 1	3999 x 3363 max	13'1" x 11'0"
Bedroom 4	3412 x 2736	11'2" x 9'0"
Study/Bedroom 5	3412 x 2358	11'2" x 7'9"

Second Floor

Room	Metric (mm)	Imperial (ft-in)
Bedroom 2	3999 x 5186 max	13'1" x 17'0"
Bedroom 3	5186 x 3412	17'0" x 11'2"

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

WESTERMAN
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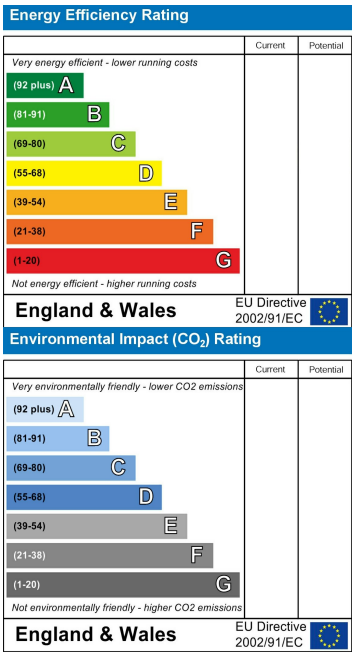
Please Note: This insert and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The insert and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed 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 and information contained in this insert 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 + or - 50mm [2"]. You should be advised therefore, not to order any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Computer generated images are for illustrative purposes only. Homes may be 'handed' (mirror image) versions of illustrations and may be detached, semi-detached or terraced. Please ask the sales advisor on site for specific details. Westerman Homes reserve the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Westerman Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice.



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.