Robert Ellis

look no further. . .

Skylark Rise
Stapleford, Nottingham NG9 8JR

A three bedroom semi-detached house with off road parking constructed in 2020 on the Field Farm estate.

£275,000 Freehold

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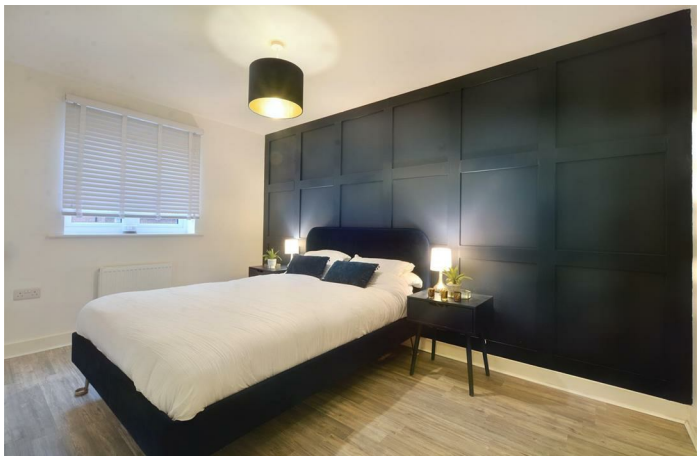
We are pleased to offer for sale this nearly new three bedroom semi-detached house.

Constructed in 2020 by Westerman Homes, this property benefits from the remainder of an NHBC 10 year warranty and offers and energy efficient home with gas fire central heating served from a combination boiler and of course UPVC double glazed windows throughout.

Since occupation the current owners have put their own touches to their home making it a stylish and modern interior great for first time buyers and young families alike. Features of this property include a useful cloakroom/WC, a fully fitted kitchen with built in appliances, en-suite shower room to the master bedroom, off street parking for two vehicles and landscaped rear gardens with lawn, patio and a covered seating area.

Situated in a cul-de-sac in phase one of Field Farm, a modern and already becoming established development on the outskirts of Stapleford close to the borders of Bramcote and Trowell. This make this property and area great for families and commuters alike as schools for all ages are within easy reach as are open spaces and Bramcote Hills park and leisure centre. For those wishing to commute the A52 for Nottingham, Derby and junction 25 of the M1 motorway is a short drive away. The nearby town centres of Stapleford and Beeston between the two offer a variety offer a variety of shops and amenities.

We strongly recommend an early internal viewing to avoid disappointment.



Entrance Hallway
12'10" x 8'7" (3.92 x 2.63)
Radiator, stairs to the first floor, contemporary panelling to walls, composite double glazed front entrance door, doors to cloaks/WC, kitchen and living room.

Cloaks/WC
5'5" x 3'7" (1.67 x 1.10)
Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator and double glazed window.

Living Room
15'2" x 15'1" (4.63 x 4.61)
Deep walk in under stairs store cupboard, radiator, double glazed windows and double glazed French doors opening to the rear garden.

Kitchen
12'9" x 7'1" (3.91 x 2.16)
Incorporating a modern fully fitted range of wall, base and drawer units with worksurfaces and inset stainless steel sink unit with single drainer. Built in electric oven, gas hob with extractor hood over. Integrated fridge and freezer. Plumbing and space for a washing machine and dishwasher. Cupboard housing the gas combination boiler (for central heating and hot water). Radiator and double glazed window to the front.

First Floor Landing
With useful deep built in cupboard, radiator and loft hatch.

Bedroom One
13'0" x 8'2" (3.97 x 2.50)
Feature panelling to one wall, radiator, double glazed window to the rear and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Heated towel rail and double glazed window.

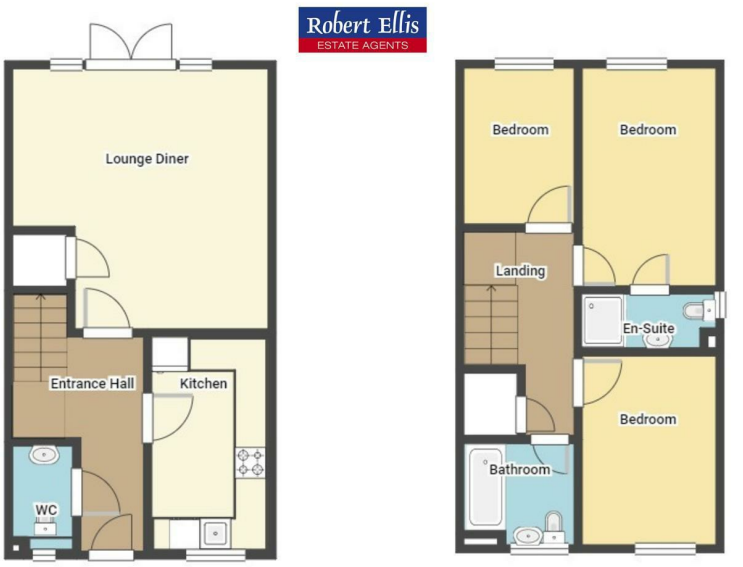
Bedroom Two
11'6" x 8'2" (3.51 x 2.50)
With radiator and double glazed window to the front.

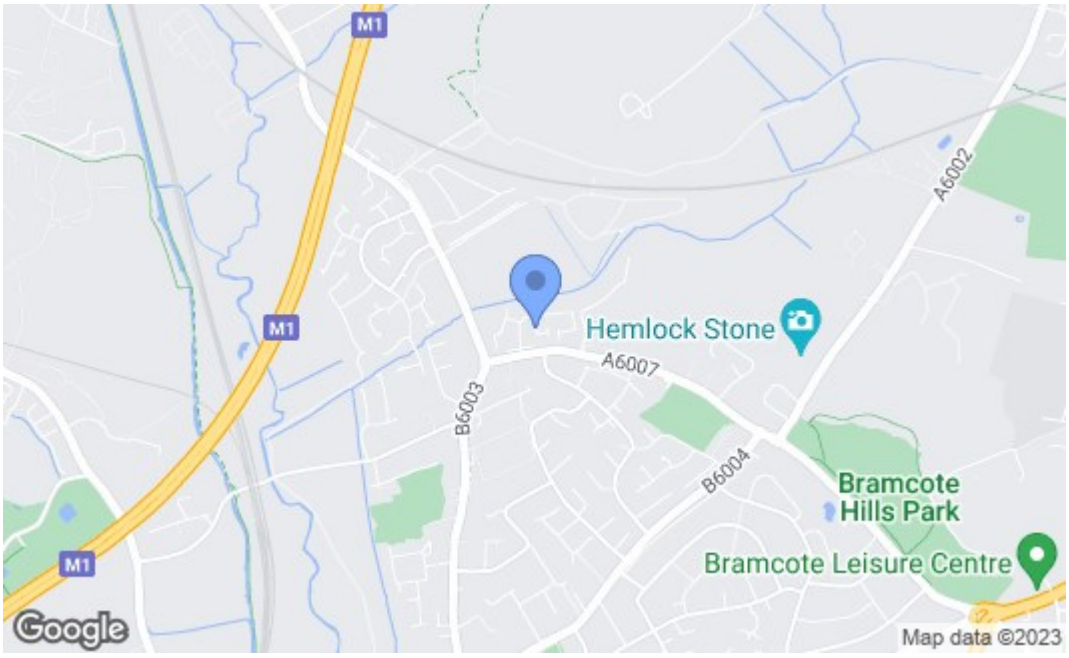
Bedroom Three
8'11" x 6'4" (2.72 x 1.94)
With radiator and double glazed window to the rear.

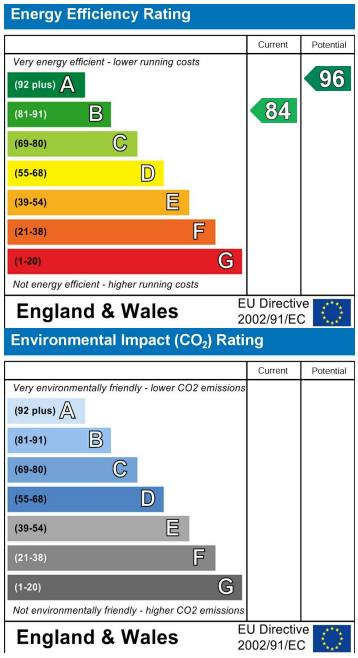
Family Bathroom
6'6" x 5'6" (2.00 x 1.68)
Incorporating a three piece suite comprising wash hand basin, low flush WC and panelled bath. Partially tiled walls, radiator and double glazed window.

Outside
Open plan front garden laid to lawn with contemporary wrought iron railings. Driveway to the side of the property provides off street parking for at least two vehicles in tandem. There is gated pedestrian access at the side leading to the rear garden. The rear garden is enclosed offering a sunny aspect with a patio, lawn and a lower garden area where there is a bespoke timber constructed gazebo grate for al-fresco dining.

Directions
From our Stapleford branch on Derby Road proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road along as it becomes Pasture Road. At the mini traffic island turn right onto Ilkeston Road, follow the road along a short way turning left onto Field Farm Way and into the new development. Follow the road around to the right and right again into Skylark Rise where the property can be found on the right hand side.







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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