



**Ilkeston Road
Stapleford, Nottingham NG9 8JJ**

£529,995 Freehold

0115 949 0044



/robertellisestateagent



@robertellisea



WELCOME TO FIELD FARM.

THE DENBY

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

The Denby is a beautiful five-bedroom family home. This spacious home includes an open-plan kitchen, dining and family room which runs the full-length of the property. This space also benefits from a dedicated utility room and WC. Downstairs, a dedicated lounge with bay window can be found, as well as a large integral garage.

Upstairs, this impressive home includes five good-sized bedrooms including a master bedroom with ensuite and dressing room. Bedroom two also benefits from an ensuite and the remaining bedrooms share a family bathroom.

Measuring approx 1950sqft.

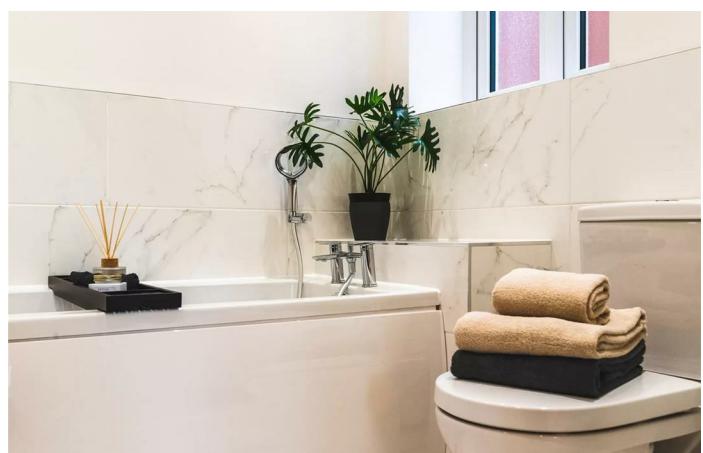
£7,000 towards stamp duty paid. Includes flooring and turf to the rear.

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.

PART EXCHANGE CONSIDERED

SHOW HOME NOW OPEN

For more information contact Robert Ellis on 0115 9490044.



HALL

WC

UTILITY ROOM

OPEN PLAN LIVING KITCHEN/DINING AREA
35'10" x 11'10" (10.93 x 3.62)

LOUNGE

15'4" x 12'8" (4.69 x 3.88)

LANDING

MASTER BEDROOM
12'2" x 11'11" (3.73 x 3.64)

EN-SUITE

BEDROOM 2
16'0" x 8'9" (4.89 x 2.68)

EN-SUITE

BEDROOM 3
15'9" x 10'10" (4.82 x 3.31)

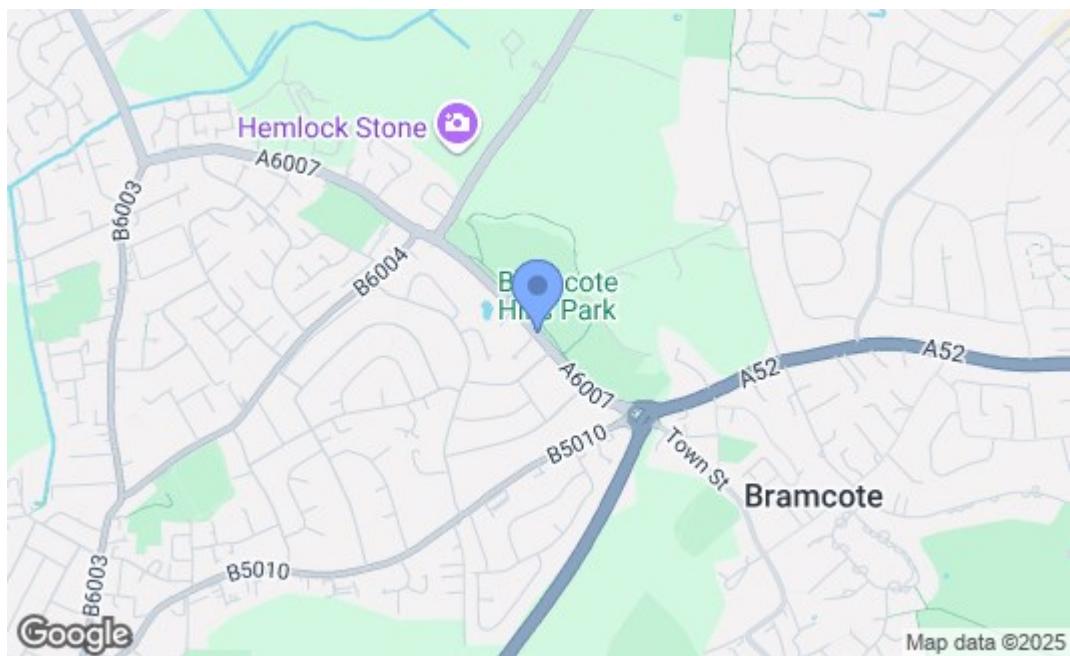
BEDROOM 4
12'6" x 12'6" (3.83 x 3.83)

BEDROOM 5
9'3" x 6'9" (2.83 x 2.08)

BATHROOM

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



| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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.