

# Robert Ellis

look no further...



FIELD FARM  
NEIGHBOURHOOD



THE WETHERBY  
BOULEVARD



FIELD FARM  
NEIGHBOURHOOD



Field Farm  
Ilkeston Road, Stapleford NG9 8JJ

**£340,000**

0115 949 0044



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@robertellisea

# Phase 1



- |                           |       |
|---------------------------|-------|
| The Chester (Maisonettes) | The C |
| The Kelso                 | The \ |
| The Sandown               | The I |
| The Cheltenham            | The I |
| The Dale                  | The \ |
| The Lingfield             | The \ |
| The Stratford             | The C |
| The Hereford              | The \ |
| Affordable Housing        | The C |

Site plans are for orientation purposes only and a landscaping and layouts, should be checked with Advisor at the time of reservation. Roof lines on and garages may be subject to change. Parking arrangements, street lighting and boundaries should also be checked to reservation.

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.

Each property will be built to an exacting high standard, which is to be expected by Westerman Homes, a traditional family business who have been established for more than eighty years. These energy efficient homes will have quality fixtures and fittings and designs, ideal for both new and growing families alike.

This highly anticipated development of homes, will be built in boulevard, woodland and contemporary designs to suit all tastes and budgets.

For further information about this particular property, Field Farm in general, or you wish to be put on a mailing list for future releases, then please contact the Stapleford branch of Robert Ellis of 01 15 949 0044



## 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.

## Help to Buy \*

The current Help to Buy Scheme finishes in March 2021. From April 2021 the Equity Loan Scheme will be available to first time buyers only.

There will also be a cap on the maximum purchase price, which will be set dependent on the region. The maximum price for our Field Farm development and the Midlands is general is set at £261,900

To qualify for the current scheme, all properties must be build complete by 31st December 2020, with occupation to take place on or before March 31st 2021.





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 detailed herein does not and will not constitute any part of any offer or contract, or 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 his/her own professional inspection or otherwise as to the correctness of any statement. With regard to house type floor plans, please note this information is subject to review and therefore potentially change. All stated dimensions are subject to a tolerance of +/- 30mm (1/2"). 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 finished (interior images) or may be described, semi-finished or uncompleted. Please all the sales advice 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 format 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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.