

39 Field Farm Way, Stapleford, Broxtowe, NG9 8JP



- Freehold Three Storey Semi-Detached
- Entrance Hallway
- FOUR Bedrooms
- TWO Bathrooms & Ensuite
- Large Open Plan Living
- Off Road Parking
- Private Rear Garden
- Close to Local Schools, Shops & Amenities
- Near to Bramcote Hills Park
- Viewing Highly Recommended

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MAIN DESCRIPTION

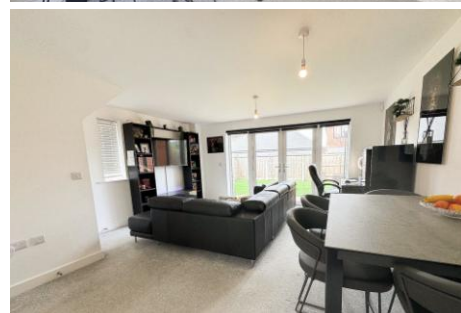
Stepping Stones are delighted to offer to the market this spacious, naturally presented four bedroom home, which is set over three floors and offers master bedroom with dressing room and en-suite.

Through the front door you are welcomed into the entrance hallway with doors leading into the downstairs cloakroom and the open plan living area. The kitchen offers a wide range of storage cupboards with space and plumbing for utilities, the kitchen opens out into the lounge diner with patio doors with views over the garden.

To the first floor are two double bedrooms, a single bedroom which is currently being used as an office and the family bathroom. From the landing are stairs leading to the impressive master bedroom, which currently has a large dressing area along with the master en-suite.

To the front of the property is off street parking to the side and access to the rear of the property is a private rear garden.

Field Farm is located on the border of Stapleford and Trowell, close to many local amenities and with schools for all ages. It is within easy reach 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 and the Park and Ride for the Nottingham Express tram terminal. The property was built in 2021 has a 10 year NHBC warranty.



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ENTRANCE HALLWAY

Accessed via a PVC front door. The hallway features a wall-mounted radiator, ceiling light point, smoke alarm, thermostat, and access to the downstairs WC, living room, and staircase to the first floor.

LIVING ROOM

15' 6" x 15' 5" (4.72m x 4.7m) A bright and spacious room with dual light pendants, a side-facing window, and patio doors opening onto the rear garden. Features include two wall-mounted radiators, an under-stairs storage cupboard, and an alarm sensor.

KITCHEN/DINING AREA

10' 8" x 7' 10" (3.25m x 2.39m) Open-plan layout connecting the dining space to the kitchen. The kitchen is fitted with a range of white gloss wall and base units, with black marble-effect worktops. Integrated appliances include: Fridge-freezer, Washing machine, Dishwasher, Electric oven, Gas hob with extractor hood above. Additional features include: Ceiling spotlights, Wall-mounted radiator, Chrome mixer tap over a one-and-a-half bowl sink, Wall-mounted Valliant boiler, Heat detector, Front-facing window, Thermostat and alarm panel.

DOWNSTAIRS WC

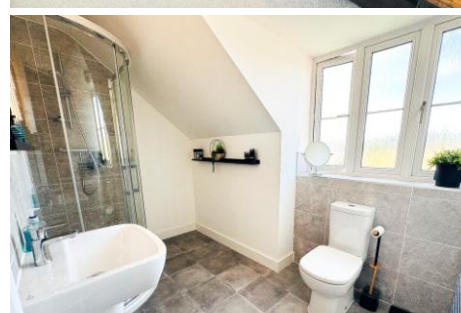
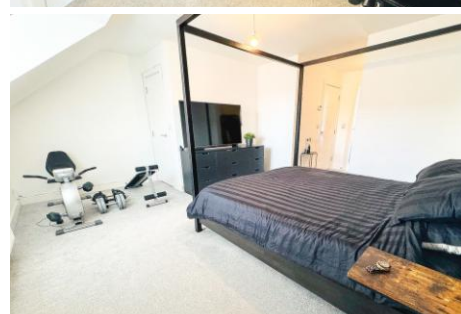
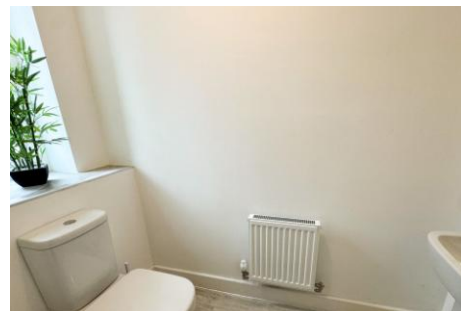
Comprising a low-level WC, wall-mounted hand basin, wall-mounted radiator, ceiling light point, extractor fan, and frosted window to the front elevation.

LANDING

Accessed via stairs from the hallway, featuring a side-facing window on the landing, wall-mounted radiator, and doors leading to three bedrooms and the family bathroom. Further stairs lead to the second floor.

BEDROOM TWO

13' 9" x 8' 7" (4.19m x 2.62m) A generous double bedroom with a rear-facing window, ceiling light pendant, and wall-mounted radiator.



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BEDROOM THREE

12' 6" x 8' 7" (3.81m x 2.62m) A further double bedroom with a front-facing window, ceiling light pendant, and wall-mounted radiator.

BEDROOM FOUR / OFFICE

6' 9" x 6' 7" (2.06m x 2.01m) A single bedroom or study with a front-facing window, ceiling light pendant, and wall-mounted radiator.

FAMILY BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m) Comprising a bath, pedestal sink, WC, and grey splashback tiling. Also includes a chrome heated towel rail, extractor fan, ceiling light, and frosted rear-facing window.

SECOND FLOOR LANDING

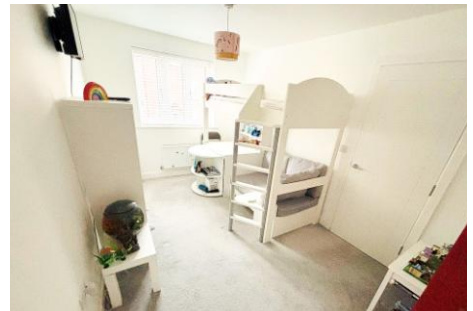
Accessed via stairs from the first floor, with a side-facing window on the landing and airing cupboard housing the water tank.

MASTER BEDROOM SUITE

15' 6" x 13' 4" (4.72m x 4.06m) A spacious and versatile area with an initial dressing space divided by a three-quarter partition wall, opening into the main bedroom. Features include: Front-facing window, Additional area currently used as a gym, Storage cupboard, Wall-mounted radiator, Ceiling light pendant.

EN-SUITE BATHROOM

9' 9" x 6' 0" (2.97m x 1.83m) Includes a shower enclosure, pedestal sink, WC, heated towel rail, extractor fan, ceiling light, and frosted rear-facing window.



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EXTERNALLY

Front Garden

Enclosed by metal fencing with a small courtyard-style garden, steps to the front door, and pebble borders. Finished with a brick and oak-effect porch and external lighting.

Driveway

Located to the side of the property with parking for two large vehicles. Gas and electric meters are housed externally, with gated access to the rear garden.

Rear Garden

The garden features: Flagged patio area directly outside the rear doors, Low-maintenance artificial lawn, Limestone gravel section with grid, Outdoor tap, External lighting powered internally, Fully enclosed with fencing on all sides.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - B

Council Tax Band Rating - C

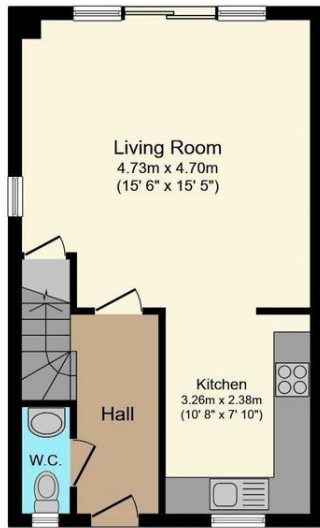
Council - Broxtowe Borough Council

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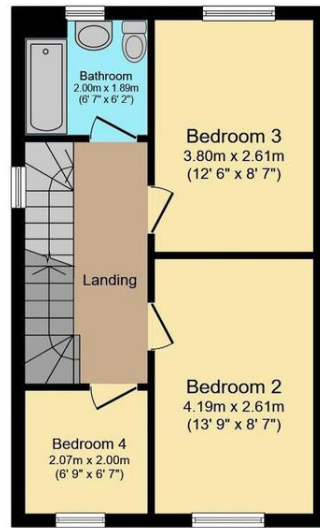
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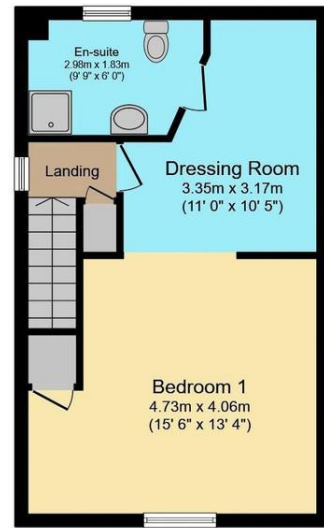




Ground Floor



First Floor



Second Floor

Total floor area 114.4 sq.m. (1,231 sq.ft.) approx

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FREEHOLD/LEASEHOLD

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Company Registration Number 10234493. VAT Registration Number 289737140.