



Briar Gate,
Long Eaton, Nottingham
NG10 4DW

£225,000 Freehold



THIS IS A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH BLOCK PAVED OFF THE ROAD PARKING AT THE FRONT AND A LONG PRIVATE GARDEN TO THE REAR.

Robert Ellis are pleased to be instructed to market this traditional two double bedroom property which we feel will suit a whole range of buyers, from people buying their first property through to young families who are looking for a property which is close to excellent local schools and other amenities and facilities. An important feature of this lovely home is the size of the rear garden and for this and the layout and size of the accommodation to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing. Being entered through an enclosed porch, the accommodation includes a reception hall, lounge with a box bay window to the front and a feature coal effect gas fire, the dining kitchen is fitted with wall and base units and there is a rear porch which connects to the conservatory at the rear which is currently used as a gym, but could have several alternative uses. To the first floor the landing leads to the two double bedrooms and the bathroom which has a shower over the bath and outside there is the block paved parking at the front and the long private rear garden which includes several places to sit and enjoy outside living.

The property is within a two minute walk of a Co-op store with other shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent schools for all ages within walking distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

UPVC front door with inset leaded glazed panel and a leaded opaque double glazed panels to the front and side and a half Georgian glazed door leading to:

Reception Hall

Stairs to the first floor, opaque double glazed window to the side and glazed door leading into:

Lounge/Sitting Room

14'3 to 11' x 10'7 approx (4.34m to 3.35m x 3.23m approx)

The lounge has a double glazed box bay window to the front, coal effect gas fire set in an Adam style surround with a marble effect inset and hearth, two radiators, two wall lights and a part glazed door leading to:

Dining Kitchen

17'7 x 8'4 approx (5.36m x 2.54m approx)

The kitchen is fitted with painted wood finished units and includes a circular stainless steel sink and drainer with a mixer tap and four ring hob set in a work surface which extends to three sides with seating at one end and has spaces for a dishwasher and automatic washing machine, cupboards, drawers and oven and space for other appliances below, matching eye level wall cupboards with hood over the cooking area, tiling to the walls by the work surface areas, double glazed window looking through into the conservatory and opaque glazed window to the side, opaque double glazed door leading into the rear porch and the Baxi boiler and programmer is housed in an understairs storage cupboard.

Rear Porch

Having a UPVC door with an inset ornate stained glass leaded panel, double glazed window to the rear and an opaque glazed door leading into:

Conservatory

12'4 x 10'3 approx (3.76m x 3.12m approx)

The conservatory is currently used as a gym but can have many different uses and has a double glazed door leading out to the garden, double glazed windows to the rear and side and an opaque double glazed window to the left hand side, a polycarbonate roof and a radiator.

First Floor Landing

Double glazed window with blind to the side and hatch to the loft.

Bedroom 1

11'11 x 9'1 approx (3.63m x 2.77m approx)

Two double glazed windows to the front, range of built-in wardrobes with cupboards over to one wall, further double built-in wardrobe with cupboards over to a second wall, a built-in cupboard over the bulkhead of the stairs and two radiators.

Bedroom 2

10'4 x 10' approx (3.15m x 3.05m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom has a white suite including a P shaped bath with a mixer tap and Triton electric shower over, tiling to two walls and protective glazed screen, pedestal wash hand basin with a mixer tap and tiled splashback, low flush w.c., opaque double glazed window and a ladder towel radiator.

Outside

At the front of the property there is a block paved driveway and parking area which provides off the road parking for at least two vehicles and has low level fencing to both the side boundaries, there is a gate to the right hand side of the property which provides access to a path that leads to the rear garden.

The rear garden is an important feature of this lovely home with it being over 100ft in length and has a slabbed patio to the rear and side of the conservatory, there is a path with a gate to the side of the house providing access to the front with a bin storage area at the side of the house, a path runs to the bottom of the garden where there is a further patio area, there are lawns to the left of the path and a pebbled area to the right and the garden is kept private by having fencing to the three boundaries. There is an outside water supply provided, external lighting at the rear of the house and a colourful shed is positioned towards the bottom of the garden.

Directions

Proceed out of Long Eaton along Derby Road and after passing the church on the bend, Briar Gate can be found as the fifth turning on the right hand side.

8778AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

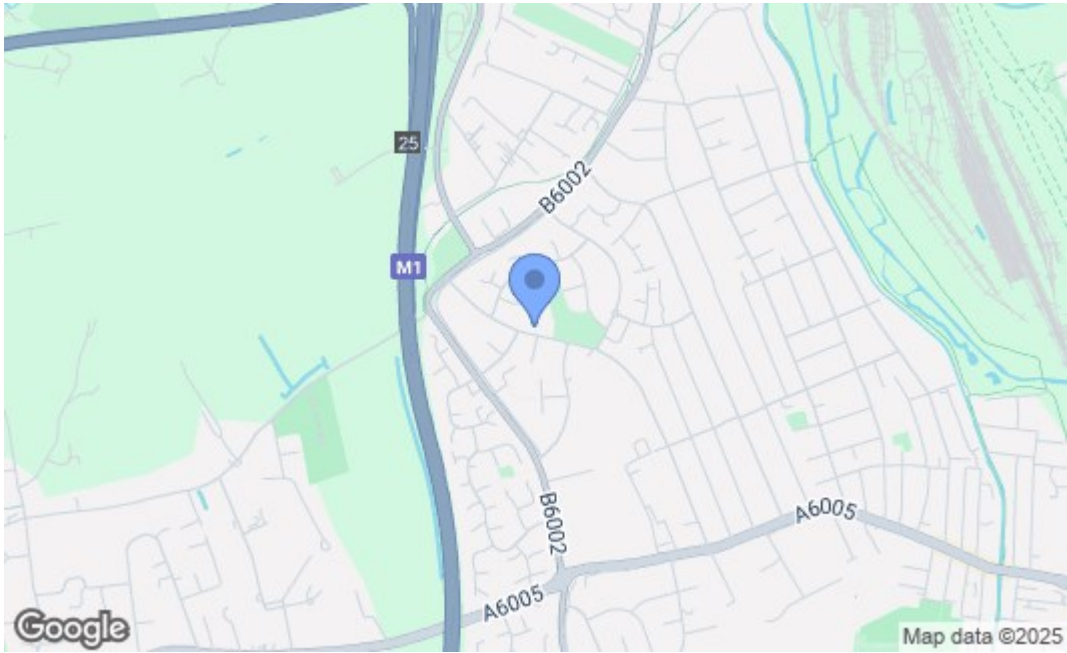
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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