



Briar Gate,  
Long Eaton, Nottingham  
NG10 4BQ

**£225,000 Freehold**

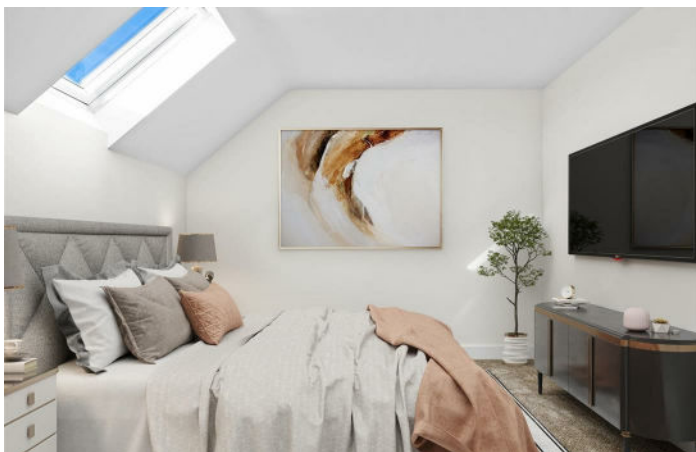


THIS IS A BRAND NEW THREE BEDROOM END PROPERTY SITUATED ON A MOST SOUGHT AFTER ROAD, CLOSE TO MANY LOCAL AMENITIES AND FACILITIES.

Being located towards the end of Briar Gate, this brand new end property has just been completed and is ready for immediate occupation. The property has been built by DA Pritchett, a local builder with an excellent reputation for building quality properties in the area. The property has the accommodation arranged on three levels and for all that included to be appreciated, we recommend interested parties do take a full inspection so they can see the size of the accommodation and privacy of the rear garden for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being a brand new property it is covered by the usual 10 year NHBC Guarantee. In brief the property offers well proportioned accommodation which will have floor coverings throughout and being a new home will be well insulated, which will help to keep running costs down to a minimum. The property derives the benefits of gas central heating and double glazing and is entered through the open porchway through a stylish composite front door to the breakfast kitchen which is exclusively fitted with wall and base cupboards and has integrated appliances, there is an inner hall with a ground floor w.c. off and a doorway leading from the hall to the main living room, from which there are French doors leading out to the rear garden and stairs taking you to the first floor. On the first floor the landing leads to two good size bedrooms and the bathroom which has a white three piece suite including a shower over the bath and to the second floor there is a good size landing which leads to the main bedroom and a separate shower room. Outside there is a small lawned garden at the front which has railings to the front and side boundaries and a private garden to the rear which has a patio leading onto a lawn, all of which is kept private by having fencing to the boundaries and there is also a parking space positioned to the rear of the house.

The property is well placed for easy access to all the amenities and facilities provided by the area with there being a Co-op convenience store across the road while all the main shopping facilities found in Long Eaton are only a short drive away and these include a Tesco, Asda and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent 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

Open porch with an outside light leading through a stylish composite front door which has three inset block glazed panels to:

## Breakfast Kitchen

14'2" x 8'4" approx (4.32m x 2.54m approx)

The kitchen is exclusively fitted with Shaker style units and wood grain effect work surfaces and has a stainless steel sink unit with a mixer tap and a four ring induction hob set in a work surface which extends to two walls with an integrated Indesit automatic washing machine, cupboards, drawers and an oven beneath, integrated upright fridge and freezer, back plate and hood to the cooking area which has wall cupboards to either side, Ideal Log combi ESPi 35 boiler housed in a matching wall cupboard, double glazed window to the front, radiator, recessed lighting to the ceiling and Kardean style flooring which extends across the ground floor accommodation.

## Inner Hall

From the hall there are doors leading to the ground floor w.c. and lounge and Kardean flooring.

## Ground Floor w.c.

Having a low flush w.c. and hand basin with splashback and mixer tap and vanity cupboard under, chrome heated ladder towel radiator, opaque double glazed window, X-pelair fan and Kardean flooring.

## Lounge/Sitting Room

14' x 13'7" approx (4.27m x 4.14m approx)

This large main reception room has double glazed French doors with double glazed panels to either side leading out to the rear garden, two radiators, TV point, Kardean flooring and stairs with balustrade leading to the first floor.

## First Floor Landing

Double glazed windows to the side and rear, the balustrade continues from the stairs onto the landing and there is a second flight of stairs taking you to the second floor, wood panelled doors leading to the bedrooms and bathroom and a radiator.

## Bedroom 2

13'3" x 7'5" approx (4.04m x 2.26m approx)

Double glazed window to the front, radiator and TV point.

## Bedroom 3

12'5" x 7'5" approx (3.78m x 2.26m approx)

Double glazed window to the rear, radiator and TV point.

## Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails, mixer taps and an overhead mains flow shower with a protective screen, low flush w.c. and a hand basin with mixer tap, splashback and double cupboard beneath, chrome heated ladder towel radiator, opaque double glazed window, extractor fan and recessed lighting to the ceiling.

## Second Floor Landing

Double glazed window to the side, radiator and wood panelled doors to:

## Bedroom 1

10'7" x 10'3" approx (3.23m x 3.12m approx)

This main bedroom has a vaulted ceiling with two Velux windows, radiator, TV point and a built-in storage cupboard.

## Shower Room

The shower room on the second floor has a corner shower with a Mira Sport electric shower, tiling to two walls, glazed pivot door and a protective screen, low flush w.c., hand basin with mixer tap, splashback and double cupboard beneath, chrome heated ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

## Outside

There is a lawned area at the front of the house with decorative wrought iron fencing to the front and side boundaries and at the rear of the property there is a path leading to a gate at the bottom of the garden, a lawn and the garden is kept private by having fencing to three sides. There is outside lighting next to the French doors which lead out from the lounge.

At the rear of the property there is a block paved parking space which will be allocated to this property.

## Reservation Fee

Each purchaser will pay a non refundable deposit of £2,500.00 to the sellers solicitors within 14 days of instruction

## Directions

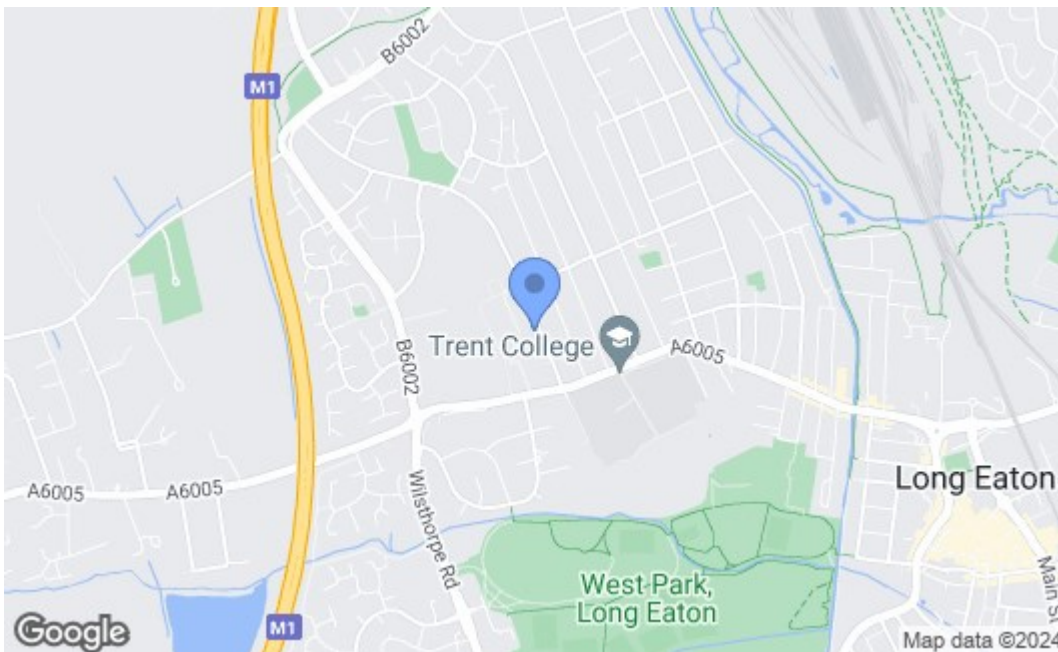
Proceed out of Long Eaton along Derby Road and after the bend with the church on the corner of College Street, take the fifth turning on the right into Briar Gate.

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TOTAL FLOOR AREA: 813 sq ft (75.6 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans, measurements are approximate and should not be relied upon for any legal purpose. The actual floor area may vary slightly from the floor plans. The actual floor area may vary slightly from the floor plans. The actual floor area may vary slightly from the floor plans. The actual floor area may vary slightly from the floor plans.



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.