



Briar Gate,  
Long Eaton, Nottingham  
NG10 4BQ

**£239,950 Freehold**

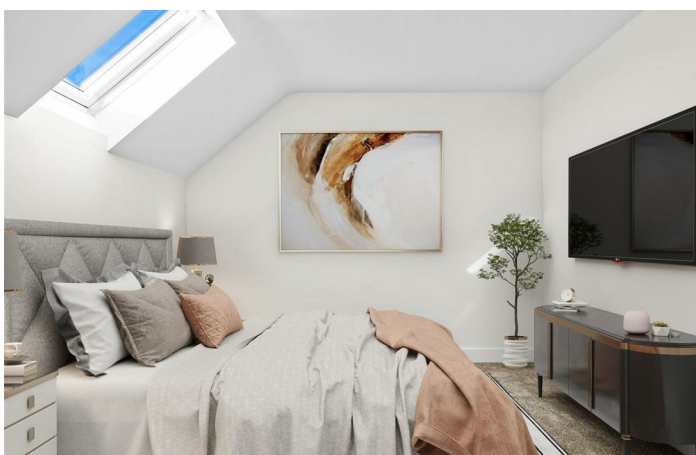


THIS IS A BRAND NEW THREE BEDROOM MID PROPERTY SITUATED ON A SOUGHT AFTER ROAD CLOSE TO MANY LOCAL AMENITIES AND FACILITIES.

Being located towards the end of Briar Gate, this brand new mid property has just been completed and is ready for immediate occupation. The property has been built by DA Pritchard, a local building with an excellent reputation for building quality properties in the area. The property has the accommodation arranged on three levels and for all that is 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 the property is covered by the usual 10 year NHBC Guarantee. The property is larger than the two properties either side and in brief it offers well proportioned accommodation which will have floor coverings throughout and being a new home will be well insulated and therefore running costs will be kept to a minimum. The property derives all the benefits of gas central heating and double glazing and is entered through an open porch and stylish composite front door to the dining kitchen which is exclusively fitted with wall and base cupboards and has integrated appliances. There is a ground floor w.c. and at the rear of the house there is the main lounge/sitting room from which there are French doors leading out to the rear garden and there are stairs from this main living room 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 with a shower over the bath and to the second floor there is a spacious landing which provides a study area and this leads to a further double bedroom with the en-suite shower room. Outside the main garden is at the rear of the property where there is a patio leading onto a lawned garden, all of which is kept private by having quality fencing to the boundaries. To the rear of the property there is also a block paved parking space which belongs to this property.

This spacious home 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 with all the main shopping facilities found in Long Eaton which is only a short drive away and these include Tesco, Asda and Aldi stores, as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes 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 opaque glazed block panels to:

## Dining Kitchen

14'5 x 11'10 approx (4.39m x 3.61m approx)

The kitchen is exclusively fitted with Shaker style units and marble effect work surfaces and has a stainless steel sink with a mixer tap and four ring induction hob set in a work surface which extends to two sides and has cupboards, drawers and an oven below, upright integrated fridge and freezer, matching eye level wall cupboards to one wall, hood and back plate to the cooking area, radiator, Karndean flooring, two double glazed windows to the front and recessed lighting to the ceiling.

## Ground Floor w.c.

Having a white low flush w.c. with a concealed cistern, hand basin with mixer tap, splashback and cupboard under, chrome ladder heated towel radiator, X-pelair fan and Karndean flooring.

## Lounge/Sitting Room

14'5 x 14'2 approx (4.39m x 4.32m approx)

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

## First Floor Landing

The balustrade continues from the stairs onto the landing and there is a second flight of stairs taking you to the second floor and radiator.

## Bedroom 1

14'6 x 11'5 max approx (4.42m x 3.48m max approx)

Two double glazed windows to the front, two radiators, TV point and 8 power points.

## Bedroom 2

Two double glazed windows to the rear, two radiators, TV point and 8 power points.

## Bathroom

The bathroom has a white suite and includes a panelled bath with chrome hand rails, mixer tap and a mains flow shower over with a glazed protective screen, low flush w.c. and a hand basin with a mixer tap and double cupboard beneath,

tiling to the walls by the bath and sink areas, recessed lighting to the ceiling, chrome ladder heated towel radiator and X-pelair fan.

## Second Floor

The balustrade continues from the stairs onto the spacious landing where there is a radiator, 2 power points and there is the Ideal Logic boiler housed in a built-in cupboard.

## Bedroom 3

14'5 reducing to 8'2 x 9'2 reducing to 8'10 approx (4.39m reducing to 2.49m x 2.79m reducing to 2.69m )

This double bedroom has two Velux windows to the sloping ceiling, radiator, TV point and 8 power points.

## En-Suite Shower Room

The en-suite has a corner shower with a Mira Sport shower, tiling to two walls, folding glazed door and a protective glazed screen, low flush w.c. and hand basin with a mixer tap and cupboard below, chrome heated ladder towel radiator, recessed lighting to the ceiling and X-pelair fan.

## Car Standing

There is a block paved car standing area positioned to the rear of the property.

## Outside

There is a slabbed pathway from the pavement to the front door and there are railings to the front boundary.

At the rear of the property there is a slabbed patio with a path leading to a gate at the bottom of the garden. There is a good size lawned area and the rear garden is kept private by having quality fencing to the three boundaries. there is an outside light by the French doors at the rear of the house.

## Directions

Proceed out of Long Eaton along Derby Road and after the bend turn right into Briar Gate and follow the road to the end.

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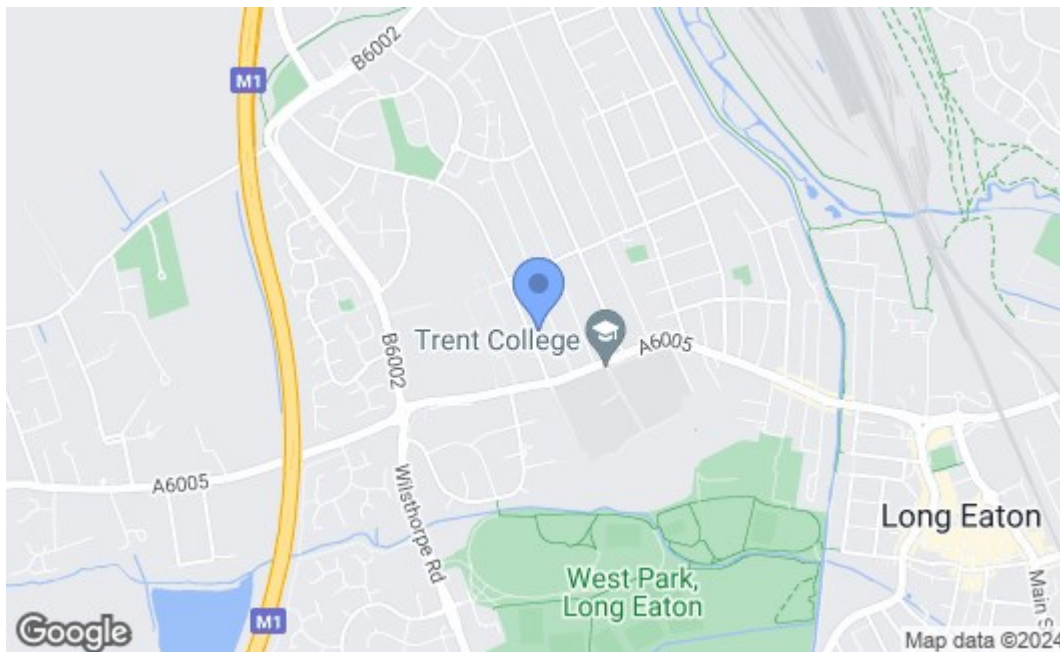
## Reservation Fee

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





TOTAL FLOOR AREA: 813 sq.ft. (75.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.