



Plot I, 4a Bracken Close,  
Long Eaton, Nottingham  
NG10 4DB

**Price Guide £225-230,000**

**Freehold**



A BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE WITH HIGHLY APPOINTED ACCOMMODATION ARRANGED OVER THREE FLOORS.

These are a pair of brand new semi detached properties currently being built on Bracken Close, Long Eaton. The development is being carried out by John Ryan Developments, a local building company which have gained an excellent reputation over the years for constructing high quality traditionally built homes. The property is ready for occupation and being fully double glazed and having gas central heating and also being well insulated throughout will be extremely efficient homes to run in terms of energy costs. In brief the accommodation of each property includes a reception hall, lounge/sitting room, an exclusively fitted dining kitchen, a ground floor w.c. and to the first floor there are two bedrooms and a luxurious bathroom and to the second floor a further double bedroom which has an en-suite shower room. Outside there will be parking at the front for two vehicles and a private Southerly facing rear gardens with a patio and lawn.

The properties are within easy reach of the Asda, Tesco and Aldi superstores and many other retail outlets found in Long Eaton town centre with there being a co-op convenience store within a few minutes walk, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are within walking distance of the property, excellent schools for all ages are again literally only a few minutes away and the transport links include J25 of the M11, 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 across the front of the property with an outside light by the front door.

## Reception Hall

Stylish composite front door with an opaque inset glazed panel, stairs to the first floor, radiator, Karndean style flooring which leads through into the kitchen and wall mounted electric consumer unit.

## Open Plan Living/Dining Kitchen

30'6" x 11'1" to 7'6" approx (9.3m x 3.4m to 2.3m approx)

The kitchen is positioned at the front of this large open plan living space and has light grey handle-less soft closing units with wood grain work surfaces and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has an integrated dishwasher, cupboards, automatic washing machine and drawers below, matching eye level wall cupboards, oven with cupboards above and below, integrated fridge and freezer, tiling to the walls by the work surface areas, hood to the cooking area, recessed lighting to the ceiling, radiator in the dining area, aerial and power points for a wall mounted TV and an understairs storage cupboard.

In the sitting area of this large open plan living space there are bi-folding doors leading out to the rear garden, a radiator and a TV point.

## First Floor Landing

There is a flight of stairs from the landing to the second floor, radiator and the boiler is housed in the built-in airing/storage cupboard.

## Bedroom 2

11'1" x 8'2" approx (3.4m x 2.5m approx)

Double glazed window to the front, radiator, aerial point and power point for a wall mounted TV, double power point with USB charging points with there being a total of 12 power points.

## Bedroom 3

11'1" x 10'2" approx (3.4m x 3.1m approx)

Double glazed window to the rear, aerial point and power point for a wall mounted TV, double power point with USB charging points with there being a total of 12 power points.

## Bathroom

The main bathroom has a white suite including a P shaped

bath with a mains flow shower over including a rainwater shower head and hand held shower with tiling to three walls and a protective glazed screen, hand basin with mixer tap with two drawers below and a low flush w.c., the walls are half tiled, opaque double glazed window, chrome heated ladder towel radiator, recessed lighting to the ceiling, extractor fan and tiled flooring.

## Second Floor Landing

There is a door leading to:

## Bedroom 1

15'1" x 10'5" approx (4.6m x 3.2m approx)

The bedroom on the second floor is the master bedroom and has double glazed windows overlooking the rear garden, radiator, 12 power points - 2 with USB charging points and an aerial point for a wall mounted TV.

## En-Suite

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to two walls and a glazed door and screen, low flush w.c. and a hand basin with a mixer tap and two drawers under, electric shaver point, half tiled walls, chrome ladder heated towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

## Outside

There is a tarmac drive at the front of the property providing off road parking for 2 vehicles and there is an Indian sandstone path running down the right hand side of the house, from which a gate provides access to the rear garden.

There is an Indian sandstone patio to the immediate rear of the property which leads onto a lawned garden that has fencing to the three boundaries, there are outside power points, external lighting by the bi-folding doors and at the side of the property there is an outside water supply provided.

## Directions

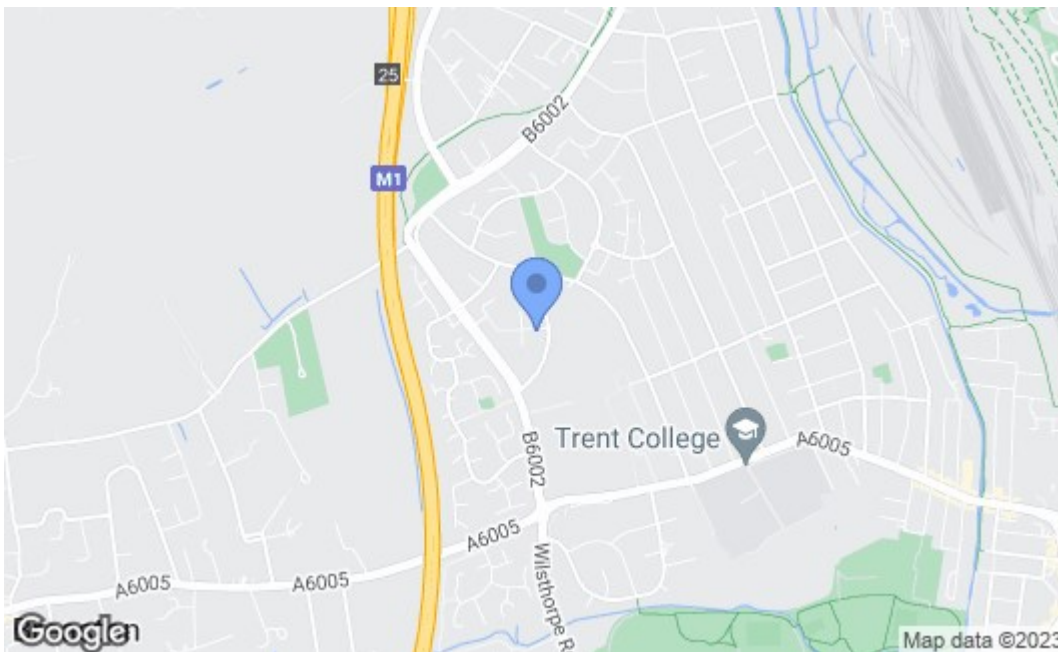
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road and right again onto Bracken Road where Bracken Close can be found as a turning on the left.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			95
(81-91) B		83	
(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	

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