



Bramley Road,  
Long Eaton, Nottingham  
NG10 3SX

**£215,000 Freehold**



THIS THREE STOREY PROPERTY WAS BUILT IN 2007 AND PROVIDES THREE DOUBLE BEDROOM ACCOMMODATION WHICH IS WELL PLACED FOR EASY ACCESS TO LONG EATON STATION AND THE MANY OTHER AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being located on Bramley Road, this end property provides an ideal home which will suit a whole range of buyers who want to live in this now established residential area. For the size of the accommodation included we strongly recommend that all interested parties do take a full inspection so we are able to see the whole property including the private rear garden for themselves. Since being originally constructed by Taylor Wimpey Homes the property has had a conservatory added to the rear which has significantly increased the size of the ground floor living space and also connects the main accommodation to the rear garden.

This lovely home is constructed of brick to the external elevation under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing and being entered through a composite front door includes a reception hall, ground floor w.c., well fitted kitchen which is positioned at the front of the house and includes ranges of wall and base units and integrated cooking appliances, the lounge is at the rear and this large room has double opening French glazed door leading into the conservatory. To the first floor there are two double bedrooms and the main family bathroom and to the second floor the main bedroom which has an en-suite shower room and a range of built-in wardrobes. Outside there is an easily managed garden area to the front and a path running down the right hand side of the house to the rear garden which provides a lovely spot for people to sit and enjoy outside living and from the rear garden there is a gate leading to the parking space which is positioned at the rear of the house.

The property is within a few minutes drive of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets with there also being a Sainsbury's convenience store on Tamworth Road and a Morrison's in Sawley. There are excellent local 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 at Trent Lock and along the banks of the River Trent and as well as the Long Eaton station which is only a two minute walk away from the house, transport links include junctions 24 and 25 of the M1, East Midlands Airport and the A52 and other mains which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with electrics for an outside light with a composite panelled front door to:

### Reception Hall

Stairs leading to the first floor, radiator and Karndean style flooring.

### Ground Floor w.c.

Having a white low flush w.c. and pedestal wash hand basin with tiled splashback, opaque double glazed window and radiator.

### Lounge/Sitting Room

15'8" x 13'3" max approx (4.78m x 4.04m max approx)  
Double glazed double opening French doors with full height windows to either side leading through to the conservatory, feature electric fire set in a wooden Adam surround with inset and hearth, two radiators and built-in storage cupboard beneath the stairs.

### Conservatory

11'10" x 9'4" approx (3.61m x 2.84m approx)  
The conservatory has double opening double glazed French doors with full height windows to either side leading out to the rear garden, double glazed window to the right hand side and opaque double glazed eye level window to the left, Karndean style flooring, vaulted glazed roof and fitted blinds to the main windows to the sides.

### Kitchen

10'9" x 6'4" approx (3.28m x 1.93m approx)  
The kitchen is fitted with a wood grain effect units and brushed stainless steel fittings and includes a 1½ bowl sink and a four ring hob set in a work surface which extends to three sides and has ranges of cupboards, drawers, space and plumbing for both an automatic washing machine and dishwasher and oven below, matching eye level wall cupboards and hood over the cooking area, tiling to the walls by the work surface areas, space for an upright fridge/freezer and double glazed window to the front.

### First Floor Landing

The balustrade continues from the stairs onto the landing with a second flight of stairs taking you to the second floor.

### Bedroom 2

13'3" x 11'5" reducing to 10'6" approx (4.04m x 3.48m reducing to 3.20m approx)  
Two double glazed windows to the rear and radiator.

### Bedroom 3

13'3" x 8'2" reducing to 7' approx (4.04m x 2.49m reducing to 2.13m approx)  
Two double glazed windows to the front and radiator.

### Bathroom

The main bathroom has a white suite including a panelled bath with hand rails, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath, sink and w.c. areas, radiator and X-pelair fan.

### Second Floor Landing

Velux window to the sloping roof and airing/storage cupboard which houses the boiler and provides additional storage space.

### Bedroom 1

15'8" max 11'8" min x 13'3" max 9'8" min approx (4.78m max 3.56m min x 4.04m max 2.97m min approx)  
Double glazed window to the front, range of built-in wardrobes to one wall, built-in storage cupboard and radiator.

### En-Suite

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a folding protective door, low flush w.c. and pedestal wash hand basin, tiling to the walls by the w.c. and sink areas, double glazed Velux window to the sloping roof and radiator.

### Outside

At the front of the property there is an easily managed garden area with a path leading through a gate to the right hand side to the rear garden. At the rear of the property there is a lawned garden which has borders to the side and a circular patio and is kept private by having fencing to the side boundaries and a wall to the rear with a gate leading out to the parking space at the rear of the house. There is an outside water supply and power point provided.

### Directions

Proceed out of Long Eaton along Tamworth Road. At the traffic island turn right into Wilsthorpe Road and first left into Bramley Road where the property can be found as identified by our for sale board.  
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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. Made with Metrage ©2021



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	

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