



Plots 1 and 2, Bracken Close,  
Long Eaton, Nottingham  
NG10 4DB

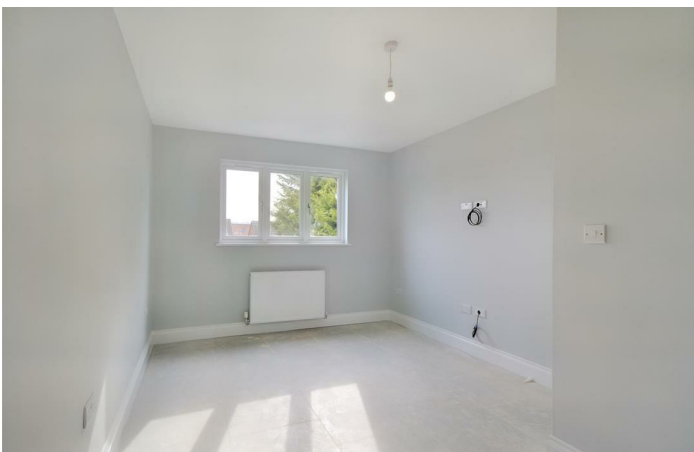
**£250,000 Each Property**  
**Freehold**



A PAIR OF BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE WITH ACCOMMODATION 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 properties will be ready for occupation around the middle of 2023 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 and to the first floor there are two bedrooms and a luxurious bathroom and to the second floor a further double bedroom. Outside there will be parking at the front for two vehicles and private Southerly facing rear gardens.

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 which are again literally only a few minutes away 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.



## Reception Hall

Having a stylish composite front door, stairs with hand rail leading to the first floor and door to:

## Lounge/Sitting Room

15'6" x 11'5" approx (4.72m x 3.48m approx)

Double glazed window to the front, radiator and door to:

## Dining Kitchen

15'6" x 11'5" approx (4.72m x 3.48m approx)

The kitchen will be fitted with ranges of wall and base units and will have integrated appliances, there is a window to the rear and glazed door leading out to the rear garden.

## Ground Floor w.c.

Having a low flush w.c. and a wall mounted hand basin.

## First Floor Landing

### Bedroom 2

11'6" x 10'3" approx (3.51m x 3.12m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

11'5" x 8'4" approx (3.48m x 2.54m approx)

Double glazed window to the front and a radiator.

## Bathroom

The bathroom will be fitted with a white three piece suite including a panelled bath with shower over, pedestal wash hand basin and low flush w.c., there will be tiling to the walls, a ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

## Second Floor

### Bedroom 1

10'6" x 20'11" approx (3.21m x 6.39m approx)

The main bedroom has a dormer window to the rear, a radiator and there will be storage space off the bedroom.

### En-Suite

9'3" x 7'8" approx (2.82m x 2.34m approx)

The en-suite to the main bedroom will have a corner shower with tiling to two walls and a protective screen, a pedestal wash hand basin and a low flush w.c. and off the

shower room there is access to roof storage space from the en-suite to the main bedroom.

## Outside

At the front of the property there will be parking for 2 vehicles and a private Southerly facing garden to the rear.

## 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.

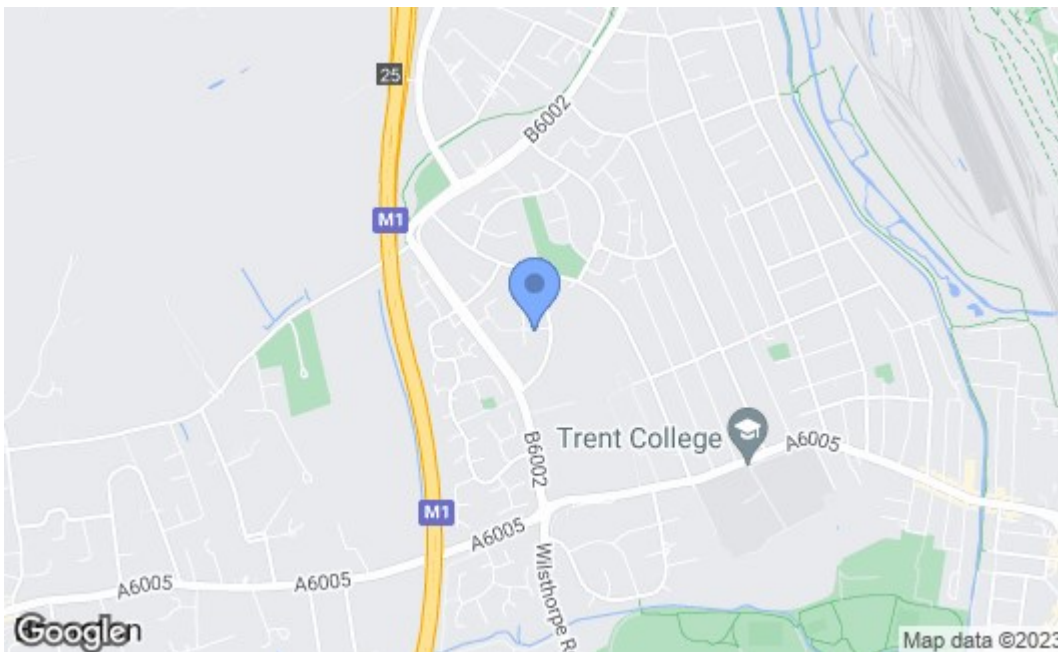
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While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floorplans are approximate and should be used as a guide to only prospective purchasers. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.