Robert Ellis

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Briar Gate,

Long Eaton, Nottingham

NG10 4BP

£260,000 Freehold

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A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DUAL ASPECT LIVING ROOM AND MODERN OPEN-PLAN KITCHEN DINER AND GARAGE.

A superb three bedroom traditional semi detached house situated on the sought-after Briar Gate location, offering a fantastic opportunity for a range of buyers. The property benefits from a detached garage and driveway, along with a convenient position close to local shops and amenities and excellent transport links. Internally, the property is ready to move straight into, having been recently improved to include a modern open plan kitchen diner, ideal for contemporary family living, and a dual aspect lounge providing a bright and spacious living area. Many of the aspects of the home have been upgraded and updated by the current owner, who have lived there for 30 years, such as Everest Windows and Doors, fireplace and shutters. This attractive home would be ideal for families or first time buyers, and an internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

The property is of traditional brick construction to the external elevations under a pitched tiled roof and the well proportioned accommodation benefits from gas central heating and double glazing throughout. Being entered via an open porch, a stylish composite front door leads into a spacious entrance hallway with useful storage cupboard and doors leading to the generous living room and the modern, fully fitted and well equipped kitchen diner. From the kitchen there is a lobby providing access to the utility area. To the first floor, the landing gives access to three good sized bedrooms, with the master bedroom benefiting from fitted wardrobes, offering excellent storage, and a family bathroom. Outside, the property enjoys the benefit of a driveway providing off-road parking, a detached garage, and a landscaped rear garden, ideal for outdoor entertaining and family use.

Found within walking distance of a Co-op store with other shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent 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 in the nearby open countryside 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.

Entrance Hall
5'9 x 11'9 approx (1.75m x 3.58m approx)
Composite front door with UPVC double glazed windows either side, laminate flooring, ceiling light, coving, radiator, understairs cupboard, stairs to the first floor, windows into the lounge and doors to the kitchen diner and lounge.

Lounge
16'1 x 11'3 approx (4.90m x 3.43m approx)
The dual aspect lounge has two UPVC double glazed windows to the front and UPVC double glazed window to the side, all with modern off white shutters fitted only a year ago, carpeted flooring, radiator, ceiling light, coving, attractive solid oak fireplace and hearth with the gas fire being fitted less than a year ago, also having a new flue, wall light and TV point.

Kitchen Diner
15'8 x 11' approx (4.78m x 3.35m approx)
The kitchen has been recently installed by Ramseys and has a UPVC double glazed windows to the side and rear, vinyl tiled floor, recessed ceiling spotlights, radiator, range of cream Shaker style wall, base and drawer units to four walls with laminate wood effect work surface over, tiled splashbacks, inset cream composite 1½ bowl sink and drainer with mixer tap, built-in Neff dishwasher, oven, four ring Neff induction hob and Neff extractor over, built-in under counter Neff fridge and freezer.

Rear Lobby
6'2 x 3' approx (1.88m x 0.91m approx)
Two UPVC double glazed doors to the rear and side, vinyl flooring, recessed ceiling spotlights and door to:

Utility
5'8 x 5'8 approx (1.73m x 1.73m approx)
Ceiling light, UPVC double glazed window to the side, vinyl flooring, work surface with space and plumbing for a washing machine and tumble dryer, wall mounted Worcester Bosch boiler.

First Floor Landing
5'6 x 15' approx (1.68m x 4.57m approx)
UPVC double glazed window to the side, grey carpeted flooring, ceiling and wall light, balustrade and coving, doors to:

Bedroom 1
14' x 13' approx (4.27m x 3.96m approx)
Two UPVC double glazed windows to the front with off white shutters fitted only a year ago, carpeted flooring, coving, ceiling light over the bed position, radiator, built-in fitted Ramseys cream wardrobes to four walls with drawers.

Bedroom 2
9'2 x 9'8 approx (2.79m x 2.95m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and coving.

Bedroom 3
6'5 x 10'4 approx (1.96m x 3.15m approx)
UPVC double glazed window to the rear, radiator, ceiling light, carpeted flooring and coving.

Bathroom
A Ramseys three piece white suite comprising of a P shaped whirlpool bath with shower over, vanity unit with concealed low flush w.c. and wash hand basin, tiled walls, UPVC double glazed window and chrome heated towel rail.

Outside
To the front the property sits back behind a brick wall with a Presscrete to the right hand side and an easily maintained garden to the front.

To the rear there is a beautiful, landscaped enclosed garden with a Presscrete patio area, planted borders and lawn, paths to the rear of the garden.

Garage
17' x 9'3 approx (5.18m x 2.82m approx)
Brick built garage with up and over door to the front, window to the side, light and power, eaves storage.

Directions
Proceed out of Long Eaton along Derby Road and after passing the bend Briar Gate can be found as the fifth turning on the right.
9080JG

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 66mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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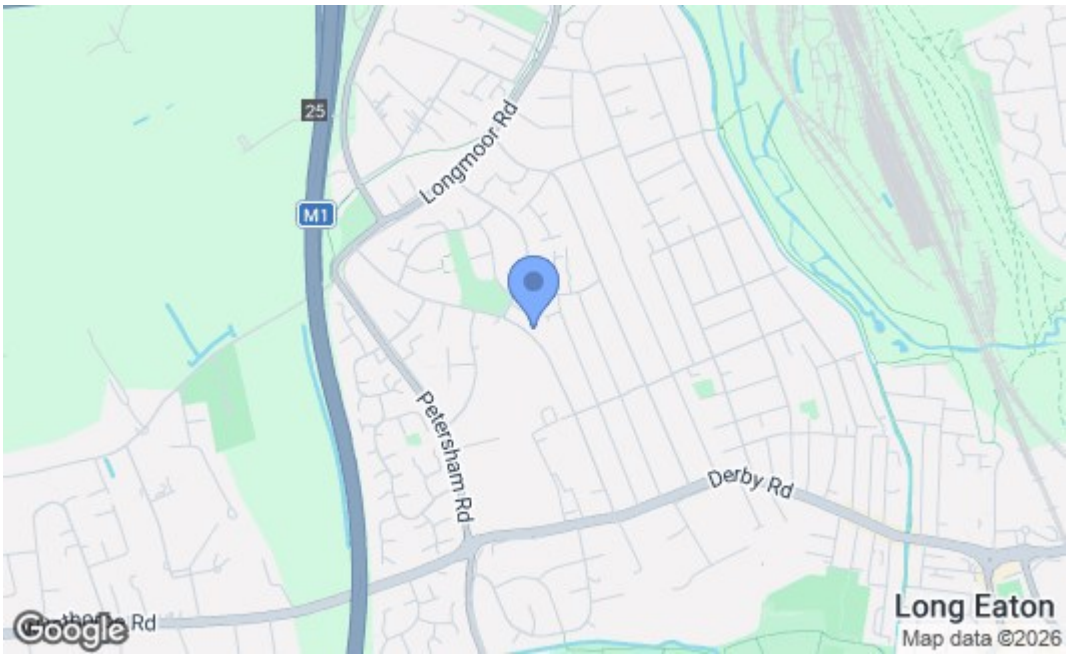

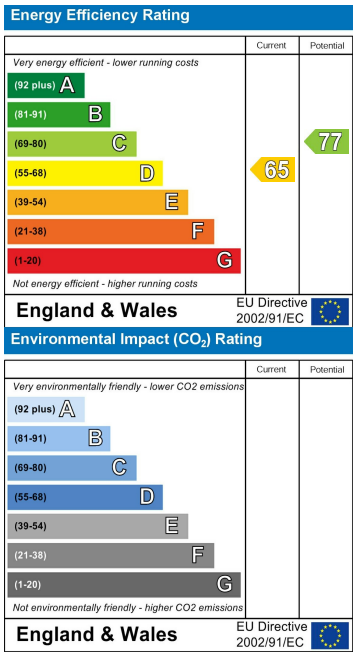

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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