Robert Ellis

look no further. . .

Briar Gate,
Long Eaton, Nottingham
NG10 4BQ

£365,000 Freehold

0115 946 1818

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THIS IS AN INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME NOW IN NEED OF SOME UPDATING WORKS WHICH IS SITUATED IN THIS ESTABLISHED RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to bring to the market this individual detached family home which has the potential for a new owner to stamp their own mark on their next property. Since being originally constructed, the property has been extended at the rear and for the size and layout of the current accommodation and the privacy of the rear garden to be appreciated, we recommend that interested parties do undertake a full inspection so that they can see all that is included in the property for themselves. The property also benefits from having a large block paved drive and parking area at the front with the drive leading to the double length tandem garage which is positioned at the rear. The property is well placed for easy access to excellent local schools, transport links and all the other amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place to live.

The current family who own the property commissioned the house to be originally built and this substantial home is constructed of brick with render to the front elevation under a pitched tiled roof. Being entered through an impressive open porch through the original wood panel front door, the accommodation includes a spacious reception hallway with a cloakroom off and there are double opening ornate glazed doors leading to the through lounge which has glazed doors leading through to a garden room/sun lounge at the rear of the house and the dining room which has been extended, the open plan breakfast kitchen has woodgrain fitted units and an AGA oven in the kitchen area, there is a rear hall, utility room and a ground floor WC. To the first floor, this spacious landing has a hatch and ladders leading to a large loft space which could easily be converted into further accommodation (subject to obtaining necessary permissions) and there are doors leading to the four good size bedrooms, with the main bedroom having a potential en-suite facility, the bathroom and to a separate WC. Outside, there is block paved parking and easily managed garden areas to the front with the block paving extending down the right hand side of the property to the double length tandem garage which is positioned at the rear. The garden at the back of the property has been designed and landscaped to help keep maintenance to a minimum with there being pebbled and paved areas, as well as established mature screening running along the rear boundary.

The property is literally only a couple of minute's walk away from a Co-op store positioned across the road and only a few minute's drive from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are excellent local schools for all ages within walking distance of the property, including The Elms and Trent College, and the Wilsthorpe Academy, healthcare and sports facilities, including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include Junction 25 of the M1 which is literally a two minute drive from the property, 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
An impressive open porch with four pillars and slabbed flooring leading through the original wood panelled front door with three inset opaque glazed panels to:

Reception Hall
17'6 x 10'5 approx (5.33m x 3.18m approx)
Having a window to the side, stairs with a wooden balustrade and hand rail leading to the first floor with there being a cloaks cupboard under the stairs which has an opaque glazed window, shelving to one wall, the electric fuse box and consumer unit is housed in this cupboard and there is a light, oak stripped flooring in the hallway, a radiator with a shelf over and two pairs of ornate glazed doors leading to the lounge and dining room.

Lounge/Sitting Room
19'5 x 12'6 approx (5.92m x 3.81m approx)
Double glazed window to the front, coal effect gas fire (not tested) set in a tiled surround and hearth, two radiators with shelves over, two wall lights, cornice to the wall and ceiling and two light roses and double opening glazed doors with matching side panels leading to:

Garden Room/Sun Lounge
9'9 x 7'5 approx (2.97m x 2.26m approx)
Half double opaque glazed door leading out to the rear garden and double glazed windows to the rear and side, wood panelling to the lower parts of the walls and power and lighting is provided.

Dining Room
14'2 x 13'5 to 10'9 approx (4.32m x 4.09m to 3.28m approx)
The extended dining room has two double glazed windows with external shutters to the rear, radiator, two wall lights and a safety glazed door to the rear hall.

Breakfast Kitchen
19'6 x 8'5 overall approx (5.94m x 2.57m overall approx)

Kitchen Area
10'5 x 8'5 approx (3.18m x 2.57m approx)
The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in an L shaped work surface having cupboards, with the corner cupboards having carousels and drawers below with the top drawer having a pull out cutlery drawer, space for an upright electric cooker, work surface with drawers and cupboard beneath, an AGA oven with two hot plates and three ovens, range of eye level wall units extending to three walls, tiling to the walls by the work surface areas, mirror to one wall, double glazed window to the side and a glazed door leading to the rear hall.

Breakfast Area
8'5 x 8'2 approx (2.57m x 2.49m approx)
Double glazed window with a blind to the front and shelving to one wall.

Rear Hall
Half double glazed door leading out to the rear garden, tiling to the walls and tiled flooring which extends into the utility area.

Utility Area
Having a stainless steel sink set in a work surface with cupboards and space for an automatic washing machine below, double glazed window to the side and tiling to the floor and walls.

Cloaks/w.c.
Being fully tiled and having a low flush w.c., tiled flooring and an opaque glazed window.

First Floor Landing
Double opening, double glazed French doors leading out to the veranda at the front of the property, the balustrade continues from the stairs onto the landing, hatch with ladder to the loft, which has potential to convert into accommodation or be used for storage, double built-in shelved cupboard and doors to:

Bedroom 1
12'6 x 11'6 approx (3.81m x 3.51m approx)
Double glazed window with a fitted external roller shutter to the rear and a radiator in a housing.

En-Suite
5'8 x 4'5 approx (1.73m x 1.35m approx)
This en-suite to the main bedroom could be re-fitted with a shower and toilet, but currently has a pedestal wash hand basin with a tiled splashback and mirror and pelmet to the wall above, tiled surface with a double shelved cupboard below, double glazed window with a fitted external shutter and a further double built-in cupboard.

Bedroom 2
10'5 x 8'6 approx (3.18m x 2.59m approx)
Double glazed window with a fitted external shutter to the rear and a radiator.

Bedroom 3
12'2 x 8'3 approx (3.71m x 2.51m approx)
Double glazed window to the front, range of built-in wardrobes with cupboards over, fitted shelving and a dressing table with two cupboards under, radiator and a wall light.

Bedroom 4
12'6 x 7'3 approx (3.81m x 2.21m approx)
Double glazed window to the front, radiator, built-in storage cupboard with shelving and a hanging rail with an opaque glazed window.

Bathroom
The bathroom is fully tiled and has a pink suite including a panelled bath with chrome hand rails and a Triton electric shower over (not tested), pedestal wash hand basin, opaque double glazed window with an external roller shutter, glass shelf and mirror to the wall above the sink, an electric wall mounted heater and a radiator.

Separate w.c.
Being fully tiled and having a pink coloured low flush w.c. and wall mounted hand basin and an opaque glazed window.

Outside
At the front of the property there is a block paved driveway and parking area providing off road parking for several vehicles, there is a wall with railings and a border to the front, a wall to the left hand boundary and a wall with a border to the right hand side. There is outside lighting either side of the front door with two established bushes next to the porch and there are pebbled areas at the front of the house which help keep maintenance to a minimum.

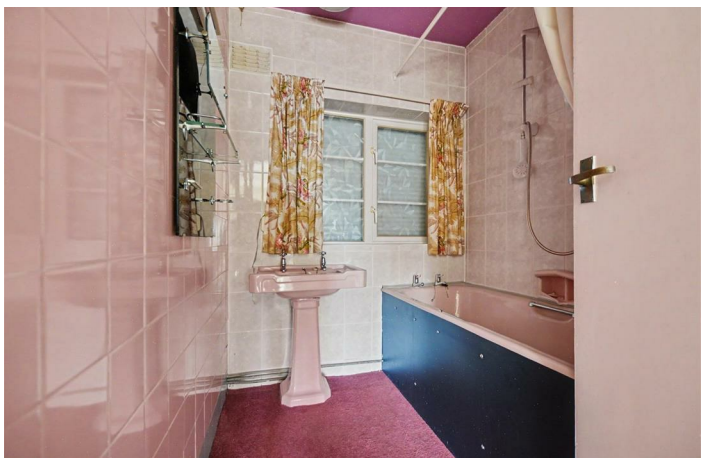
The rear garden is slabbed and pebbled to again help with keeping maintenance to a minimum, there is established screening running along the rear boundary and fencing to the left hand side.

Garage
35' x 14'2 approx (10.67m x 4.32m approx)
The original brick garage has a pitched tiled roof and has been extended to the rear where there is a flat roof over this part of the garage. There is an electrically operated up and over door and a personal door to the front, a window and second personal door to the side, power and lighting and the gas central heating boiler is housed in the garage and there is shelving and storage cupboards provided.

Directions
Proceed out of Long Eaton along Derby Road and after passing the church on the bend, Briar Gate can be found as the fifth turning on the right hand side.
9197MP

Council Tax
Erewash Borough Council Band E

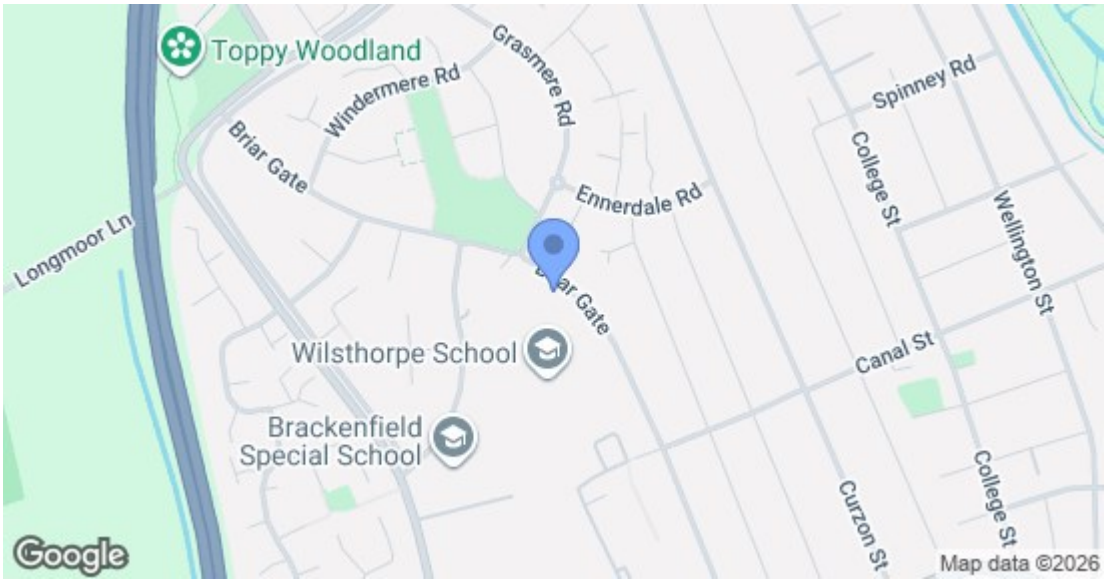
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

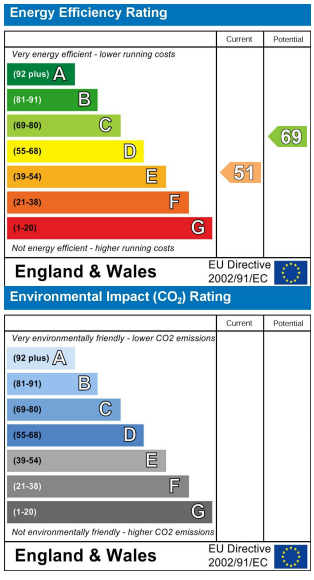


Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR





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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