Robert Ellis

*look no further...*

Briar Gate,

Long Eaton, Nottingham

NG10 4BP

**£350,000 Freehold**

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BEING SITUATED ON THIS VERY POPULAR ROAD ON THE OUTSKIRTS OF LONG EATON, THIS DETACHED PROPERTY HAS SINCE BEING ORIGINALLY CONSTRUCTED BEEN EXTENDED TO THE REAR TO PROVIDE SUPERB ENLARGED GROUND FLOOR LIVING ACCOMMODATION.

Being situated in this very popular and sought after area which is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, this gable fronted detached home provides immaculate accommodation which will suit a whole range of buyers, from those who may be looking for their first property through to families who are in search of three bedrooms, extended ground floor living space and being within easy reach of excellent local schools. For all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see all of the accommodation included in this beautiful home for themselves and also the privacy and size of the rear garden which has been landscaped with various Presscrete patio areas for owners and friends to sit and enjoy outside living during summer months.

The property stands back from Briar Gate and has block paving at the front and running down the left hand side to the garage which is positioned to the rear. The house is built of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating, with there being a relatively new boiler, and double glazing throughout. The property is entered through a stylish composite front door into a fully enclosed reception porch and there is then an internal door taking you into the reception hall, off which there is a ground floor w.c. and an oak door with inset glazed panels leading to the L shaped living/dining kitchen. There is a lounge at the front of the house and has a feature log burning gas fire incorporated within the chimney breast, there is an adjoining dining area to the lounge with bi-folding glazed doors leading into the living/dining kitchen. The kitchen area within the rear part of the house is exclusively fitted and has cream units with granite work surfaces and includes several integrated appliances and from the living/dining part of this room there are French style doors leading out to the private rear garden. To the first floor the landing leads to the three bedrooms, the two main bedrooms having ranges of built-in and fitted wardrobes and the bathroom is fully tiled and has a mains flow shower system over the bath. Outside there is a brick built garage which has an electrically operated roller door at the front and behind the garage there is a workshop, store room or changing room if people want to keep a hob tub at the rear of the garage. There are Presscrete sitting areas to the rear of the house and at the bottom of the garden and the rear garden is kept private by having walls and fencing to the boundaries. At the front of the property there is the block paving which provides off the road parking and this extends down the left hand side of the house.

The property is well placed for easy access to the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as the well known Clifford Gym, various bars and restaurants, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent 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.

## Porch
Fully enclosed porch with a stylish composite front door with two inset opaque double glazed panels and double glazed windows to the front and both sides, tiled flooring, shelved shoe storage cupboard and fully opaque double glazed door leading into:

## Reception Hall
Stairs with balustrade leading to the first floor, double glazed window to the side, radiator with shelf over, feature lighting panel to one wall and two recessed lights to the ceiling and an oak door with inset glazed panels leading to the dining/living kitchen.

## Ground Floor w.c.
The ground floor w.c. is fully tiled and has a white low flush w.c. and hand basin with mixer tap, opaque double glazed window, mirror to one wall, tiled flooring, radiator and two recessed lights to the ceiling.

## Lounge/Dining Room
15'6 x 12'4 approx (4.72m x 3.76m approx)
The through lounge has an adjoining dining area and has a feature log effect gas fire set in a chimney breast with recesses to either side with lighting, two wall lights and a radiator.

## Dining Room
10'7 x 9'3 approx (3.23m x 2.82m approx)
The dining room opens into the lounge at the front and has a tri-folding door system leading to the living/dining kitchen, two wall lights and a radiator.

## Dining/Living Kitchen
21'10 reducing to 11'8 x 18'5 reducing to 7'6 appr (6.65m reducing to 3.56m x 5.61m reducing to 2.29m )
The exclusively fitted dining/living kitchen has cream units with stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a waste disposal unit and mixer tap set in an L shaped granite work surface with an integrated dishwasher and housings for an automatic washing machine and tumble dryer as well as cupboards below, space for a cooking Range with a grazed granite effect back plate and a hood over, granite work surface with drawers, freezer and cupboards beneath, further granite work surface with cupboards, wine cooler and cupboards and drawers below, microwave oven and wall cupboards with lighting below, central island/breakfast bar with granite surface and cupboards below, space for a large American style fridge/freezer, double glazed window with a granite sill to the rear, double opening double glazed French doors leading out to the rear garden, opaque double glazed eye level window with a granite sill to the wall in the dining/living area, two Velux windows, one of which is electrically operated set in a sloping feature ceiling with recessed lighting and further recessed lighting in the kitchen area, feature vertical radiator, tiled flooring, door to the side with two inset opaque glazed panels and oak door leading to an understairs cupboard.

## First Floor Landing
Double glazed window to the side, the balustrade continues from the stairs onto the landing, panelled doors to the rooms off the landing and a Worcester Bosch boiler housed in a large built-in airing/storage cupboard.

## Bedroom 1
11'7 plus wardrobes x 10'8 approx (3.53m plus wardrobes x 3.25m approx)
Double glazed window to the front, range of built-in wardrobes with sliding doors, one of which is mirrored, further double wardrobe with sliding doors, again with one of the doors having a mirror and a further lower level storage wardrobe with sliding doors to one side, recessed lights to the ceiling and a TV point and power point for a wall mounted TV.

## Bedroom 2
11'2 x 10'8 approx (3.40m x 3.25m approx)
Double glazed window to the rear, range of fitted wardrobes and drawers to one wall, the main wardrobe having sliding doors, one which has a mirror there is a bracket and wiring for a wall mounted TV above the drawers and radiator.

## Bedroom 3
7'8 x 7'6 approx (2.34m x 2.29m approx)
The third bedroom is currently used as a dressing room and has a double glazed window to the front, cornice to the wall and ceiling, double built-in cupboard over the stairs, radiator and hatch with ladder leading to the loft.

## Bathroom
The bathroom is fully tiled with a white suite including a large tiled panelled bath with tiled surface around the edges of the bath having a mixer tap and a mains flow shower system over with a protective screen, low flush w.c., wall mounted hand basin with mixer tap, double mirror vanity cupboard above the sink with a light over and a full height mirror fronted storage cabinet, opaque double glazed window, tiled flooring, chrome heated ladder towel radiator, recessed lights to the ceiling and an electric wall mounted heater.

## Outside
At the front of the property there is block paving which provides off the road car standing with the block paving extending down the left hand side of the property to the garage which is positioned at the rear. There is fencing to the left hand boundary, wall to the right hand and front boundaries with there being a raised bed on the right with an ornamental cast iron style lamp. Between the garage and the property there is a solid wooden gate which provides access to the rear and at the rear of the house there is a Presscrete style patio running along the back of the property from which there is a path leading to the doors at the side of the garage and workshop and the Presscrete extends behind the garage and across the bottom of the garden where there is a place to position a hot tub, a further outdoor seating area in the bottom left hand corner and there is also a covered feature seating area by the rear boundary. There is a good size lawned area with established planting to the sides which includes a selection of acer trees and other shrubs. The rear garden is private by having brick work to the left hand and part of the rear boundary and to the right hand side there is quality fencing, all of which helps to make the garden private from adjoining properties. There is an outside water supply, power points and lighting provided.

## Garage
16'3 x 9'3 approx (4.95m x 2.82m approx)
The brick detached garage has an electrically operated remote roller door to the front, wood panelled door and a double glazed window t the side, power points and lighting and there is an electricity point for charging a car.

## Workshop
The workshop is fitted with work surfaces to two walls with ranges of cupboards below, wall cupboards and fitted shelving, tiled walls, wood panelled door and double glazed window to the side and wall mounted heater.

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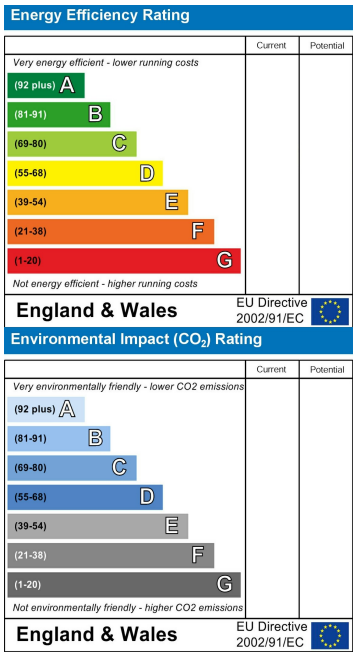


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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