



Briar Gate,  
Long Eaton, Nottingham  
NG10 4DH

**O/I/R £230,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE WITH DUAL ASPECT LIVING ROOM AND A CONSERVATORY THAT OVERLOOKS THE SOUTH FACING GARDEN.

The entrance hallway has stairs rising to the first floor and door access to the living room and kitchen. The dual aspect living room is light and airy and has double glazed French doors opening to the south facing garden. The kitchen diner is a good size for the usual appliances, storage and dining. The double glazed patio doors open to the conservatory which overlooks the garden and has power, light and a wall mounted air conditioned unit. The landing on the first floor provides access to two double bedrooms, one single bedroom and a four piece family bathroom. To the front of the property there is a driveway providing off road parking with the potential to create more. The rear garden is a great feature for the property, it is south facing with a large central laid to lawn area with well stocked borders. There is a paved patio area which is ideal for seating and enjoying the sunshine and garden views. The outside storage cupboard has the combi central heating boiler and is being used for an additional fridge freezer and tumble dryer. At the back of the garden there is a useful workshop / additional storage.

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

Entrance door with UPVC panel with obscure light panel within, stairs to the first floor, wood effect laminate flooring, radiator, cupboard housing the consumer unit, wall mounted Hive control, glazed oak door to:

### Living Room

18'4" x 9'8" into recess approx (5.61m x 2.96m into recess approx)

UPVC double glazed window to the front, UPVC double glazed French doors to the rear, radiator, feature fireplace with Living Flame pebble effect gas fire.

### Kitchen Diner

11'8" x 12'4" approx (3.56m x 3.78m approx)

Ceiling spotlights, UPVC double glazed sliding patio doors opening to the conservatory, UPVC panel and glazed door and obscure UPVC double glazed window to the side, ceiling spotlights, wood effect Shaker style wall, base and drawer units with a black laminate work surface over, white tiled splashback, stainless steel circular sink and drainer, stainless steel four ring gas hob with extractor over, electric double oven, under cabinet lighting, space and plumbing for a washing machine, integrated wine cooler, dishwasher and fridge freezer, grey tiled floor.

### Conservatory

10'5" x 11'8" approx (3.2m x 3.56m approx)

Brick construction with double glazed windows and French doors to the rear, polycarbonate roof, light, radiator, white tiled floor and air conditioning unit.

### First Floor Landing

UPVC double glazed window to the side, ceiling spotlights, access hatch with a ladder to the boarded and lit loft space, oak doors to:

### Bedroom 1

14'7" x 9'1" approx (4.47m x 2.79m approx)

UPVC double glazed window to the rear, radiator, built-in wardrobes with drawers, shelves and hanging.

### Bedroom 2

8'10" x 8'9" to 10'6" approx (2.71m x 2.69m to 3.22m approx)

UPVC double glazed window to the front and a radiator.

### Bedroom 3

9'1" x 7'8" approx (2.79m x 2.34m approx)

UPVC double glazed window to the rear and a radiator.

### Bathroom

5'6" x 10'1" max (1.7m x 3.08m max)

Obscure UPVC double glazed window to the front, ceiling spotlights, three piece white suite comprising of a Jacuzzi bath with

chrome taps, low flush w.c., pedestal wash hand basin with chrome taps, separate shower enclosure with mains fed shower, fully tiled, light and extractor fan, tiled walls, chrome heated towel rail, airing/storage cupboard with shelves.

### Outside

To the front of the property there is a block paved driveway providing off road parking and decorative slate beds to the borders.

The private South facing rear garden is laid to lawn with well stocked borders, paved patio area, feature arch, seating area with cover over, block paved pathway leading to a workshop and wooden fence to the boundaries. Wooden gate to the front.

### Outside Storage

UPVC panel door, wall mounted Glow Worm combi boiler (1 year old approx.), power and light, space for a fridge freezer and tumble dryer.

### Workshop

Timber construction with power and light.

### 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 and the property can be identified by our for sale board.  
9177MH

### 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 8mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

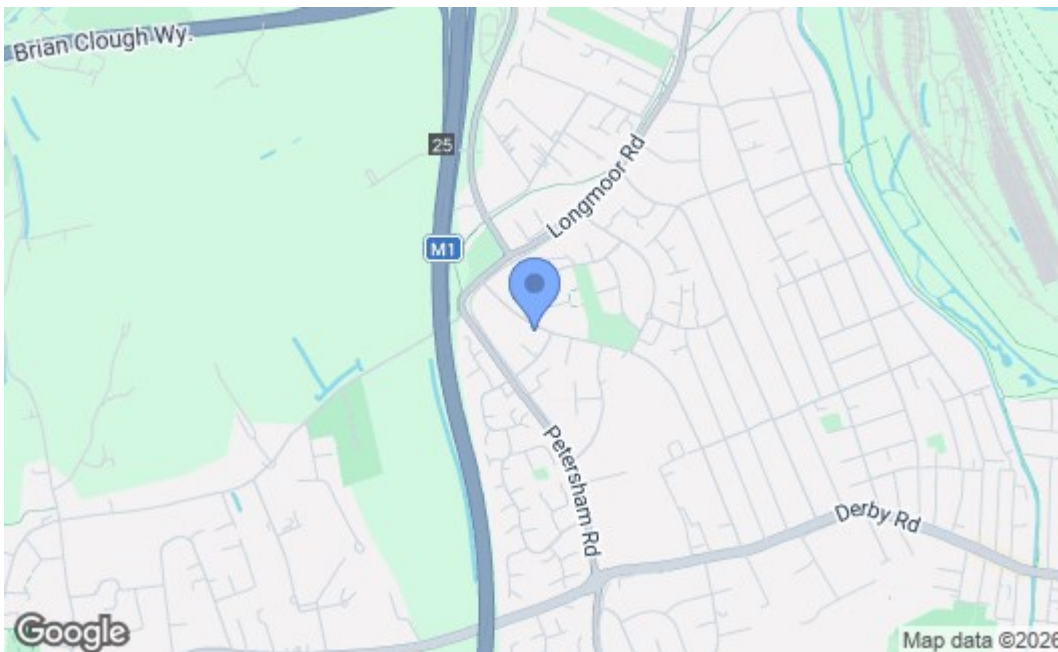
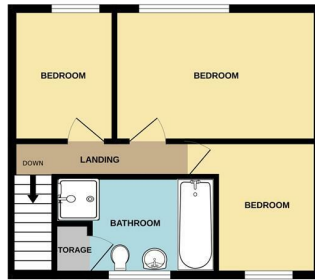
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



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			
			81
		67	
<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	

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.