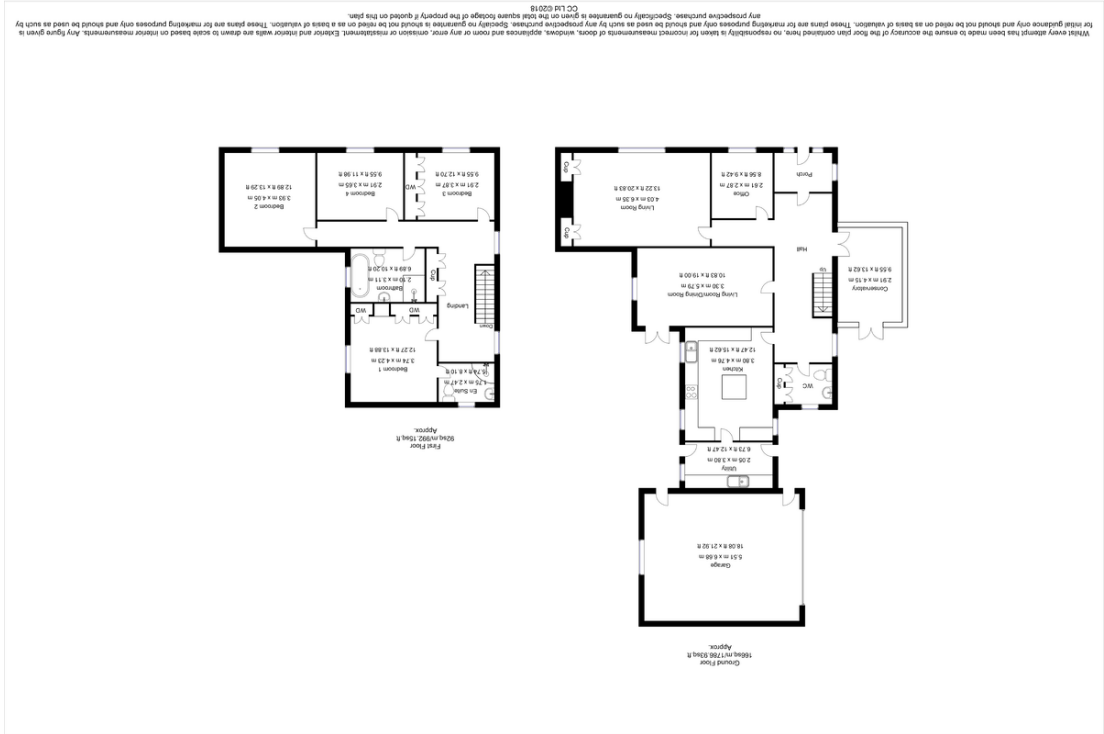


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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40 Briar Gate, Long Eaton, NOTTINGHAM, NG10 4BL

Offers Over £495,000



Four bedroom detached house located in Long Eaton, Nottingham

Detached house on corner plot boasting four double bedrooms, four reception rooms, large driveway with double garage and generous sized plot.



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Property Description

Detached house on corner plot boasting four double bedrooms, four reception rooms, large driveway with double garage and generous sized plot. This property has everything a family home requires with spacious living. The proportioned accommodation offers generous sized rooms with en suite to master bedroom, downstairs WC, separate utility and double garage.

The property really does provide something special, it will be very difficult for any interested parties to be able to appreciate the extent and layout of the accommodation included by just taking a casual glance at the front elevation, therefore we strongly recommend a full inspection, to be able to see all that is included in this lovely home for themselves. As well as being within easy reach of the local schools which are only a few minutes walk away, it is close to many other amenities and facilities offered by Long Eaton and the surrounding area. It is well presented throughout and has been maintained by the current owners however further décor and design of the property would benefit a new owner to really put their own stamp on things.

It is within easy walking distance of both state and independent schools which include Wilsthorpe School on Derby Road as well as TRENT COLLEGE and THE ELMS. There are Asda and Tesco superstores and many other retail outlets to be found in Long Eaton town center, sports and leisure facilities at the West Park Leisure Centre, where there are also lovely walks in the park and excellent transport links which include J25 of the M1, stations at Long Eaton and East Midlands Parkway, East Midlands Airport, and the A52 and other main roads, all of which provide good access to Nottingham, Derby, and other East Midlands towns and cities.

PORCH: Entrance door with glazing and windows to front and side, tiled flooring, storage space for shoes and coats, door to entrance hall.

HALLWAY: Beautiful original parquet flooring, stairs to first floor, coving to ceiling, double wall mounted radiator, uPVC French door to conservatory and doors to:-

LIVING ROOM: 13' 2" x 20' 9" (4.03m x 6.35m) Double glazed uPVC bay window to the front, two wall mounted radiators, coving to the ceiling, gas fire with stone surround and hearth, built in storage cupboards, carpets.

DINING ROOM: 10' 9" x 18' 11" (3.30m x 5.79m) Glazed window to the side and French glazed door to the rear, radiator, laminate flooring, coving to the ceiling.



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KITCHEN/BREAKFAST ROOM: 12' 5" x 15' 7" (3.80m x 4.76m) Double glazed uPVC windows to the side, under and over counter storage cupboards, including centre island with breakfast bar and further storage. Fridge and freezer, Hotpoint built in double oven, Neff gas hob with extractor hood over, tiled splashbacks and flooring, 1½ sink bowl with mixer tap and drainer, fitted spotlights.

UTILITY ROOM: 6' 8" x 12' 5" (2.05m x 3.80m) Access doors to both front garden and driveway and rear/side courtyard garden, range of over and under counter storage units with work surface, stainless steel sink with mixer tap, space and plumbing for washing machine, space for fridge/freezer, Worcester Bosch combi boiler, radiator.

WC: Double glazed uPVC window to the rear, two piece suite including low flush WC, wash hand basin with pedestal, tiled splashback, tiling to floor, radiator and storage cupboards.

CONSERVATORY: 9' 6" x 13' 7" (2.91m x 4.15m) Double glazed uPVC windows and French door to side and rear gardens with brick dwarf walls, laminate flooring, ceiling fan and light.

OFFICE: 8' 6" x 9' 4" (2.61m x 2.87m) Double glazed uPVC window to the front, radiator, laminate flooring, space for storage cupboards.

BEDROOM ONE: 12' 3" x 13' 10" (3.74m x 4.23m) Double glazed uPVC window to the side, built in wardrobes and dressing table, radiator, door to:-

EN SUITE: 5' 8" x 8' 1" (1.75m x 2.47m) Double glazed uPVC window to the rear, enclosed walk in cubicle with electric shower, vanity hand wash basin with storage cupboards below, low flush WC, extractor fan.

BEDROOM TWO: 12' 10" x 13' 3" (3.93m x 4.05m) Double glazed uPVC window to the front, laminate flooring, radiator.

BEDROOM THREE: 9' 6" x 12' 8" (2.91m x 3.87m) Double glazed uPVC window to the front, radiator, linoleum flooring.

BEDROOM FOUR: 9' 6" x 11' 11" (2.91m x 3.65m) Double glazed uPVC window the front, built in wardrobes, radiator.

BATHROOM: 6' 10" x 10' 2" (2.10m x 3.11m) Double glazed uPVC window to the side, four piece suite including, doubled ended panelled bath with central tap and shower head attachment, enclosed shower cubicle, low flush WC, vanity hand wash basin with storage below, tiled splashbacks, two chrome heated towel rails, tiled flooring, recessed spotlights and fan.

OUTSIDE: This property is well placed on a corner plot and has gardens to front, side and rear. The rear gated driveway also offers easy access to the side of the property and to the double garage. At the front of the property is a pathway leading to the main front door along with established shrubs and trees along with planted borders and lawn. To the side of the property there is also a lawned area with shrubs and bushes allowing access to the conservatory and driveway. The rear courtyard style garden has a large, paved patio and raised decking area and further access to dining room, garage and utility.

GARAGE: 18' 0" x 21' 10" (5.51m x 6.68m) Double up and over door to the front and rear access door to rear garden, storage, power and double glazed uPVC window to the rear.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

