



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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97E Briar Gate, Long Eaton, Nottingham, NG10 4BQ

Asking Price Of £235,000



Three bedroom Town House located in Long Eaton, Nottingham

Wallace Jones are extremely pleased to bring to the market this development of 13 properties currently under construction situated on Briar Gate in Long Eaton. This particular property comprises three double bedrooms with an en-suite to the master. NOT REGISTERED UNDER HELP TO BUY SCHEME



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## Property Description

Wallace Jones are extremely pleased to bring to the market this development of houses currently under construction situated on Briar Gate in Long Eaton. It comprises a mixture of 3 & 4 bedroomed homes.

The properties have been traditionally designed whilst offering the modern open plan living that everyone craves.

Being located on the prestigious Briar Gate they are close to all amenities and facilities provided by Long Eaton. The M1 and A52 are very close by and when its time to fly, East Midlands airport is a very short journey. The area is also supported by several excellent schools including the sought after Trent College.

They will suit a whole range of buyers from the first time buyer through to a family looking to move up the ladder. Contact the Wallace Jones office for more information.

### GROUND FLOOR:

**DINING KITCHEN:** 8' 3" x 13' 11" (2.54m x 4.26m) Inset single draining stainless steel sink unit with mixer taps, Shaker style matching base and eye level units with work surfaces, four ring induction electric hob, separate oven, built in extractor hood, plumbing for washing machine, concealed Logic combination boiler, plumbing for washing machine, wall mounted central heating thermostat control, recessed spot lighting, double radiator, vinyl tiled flooring, UPVC double glazed window, composite double glazed front door.

**GROUND FLOOR WC/CLOAKS:** Contemporary white two piece suite comprising low level wc, wash hand basin with store cupboard below, vertical chrome radiator/towel rail, vinyl tiled flooring, extractor fan, UPVC double glazed window.

**LIVING ROOM:** 13' 7" x 13' 11" (4.16m x 4.26m) Twin double radiators, UPVC double glazed French doors and matching side lights, open staircase to first floor, laminate flooring, wall mounted trip fuse box under stairs.



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**FIRST FLOOR LANDING:** Twin aspect UPVC double glazed windows, wall mounted central heating programmer.

**BEDROOM 2:** 13' 2" x 7' 4" (4.03m x 2.24m) UPVC double glazed window, tv point, double radiator.

**BEDROOM 3:** 12' 1" x 7' 4" (3.70m x 2.24m) UPVC double glazed window, tv point, double radiator.

**BATHROOM/WC:** White three piece suite comprising low level wc, wash hand basin with double opening store cupboards below, panelled bath with shower screen and mains shower, part tiled walls, vertical chrome radiator/towel rail, extractor fan, linen cupboard, vinyl flooring, UPVC double glazed window.

**SECOND FLOOR LANDING:** UPVC double glazed window, double radiator.

**BEDROOM 1:** 10' 9" x 10' 3" (3.28m x 3.12m) Twin Keylite skylights, over stairs store cupboard, tv point, double radiator, access to roof void.

**EN SUITE SHOWER ROOM:** White three piece suite comprising low level wc, wash hand basin with double opening store cupboards below, shower cubicle with Mira electric shower over, extractor fan, vertical chrome radiator/towel rail, vinyl flooring.

**OUTSIDE:** To the side and rear of the property are lawned garden areas. Gated access leads to allocated parking space at rear.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment through Wallace Jones Estate Agents.

