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DESIRABLE ADDRESS

Spacious four-bed home in Briar Gate **Pages 2&3**

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through the keyhole

Big is beautiful at this house

HOW big is this house? The selling agent describes it as a "deceiv- ingly spacious house" but just what does that mean?

Well, four double bedrooms is the first indication of the houses size and space is given over to a good size hall so the builders certainly haven't skimped. In fact, the house was built to the current owners' personal specification 12 years ago.

They enlisted the services of Scattergood Builders to carry out the building work, who the agents term as "a local building company who over the years have acquired a reputation for building high-quality individual properties."

The accommodation includes a fully enclosed porch, a very large reception hall area with a feature staircase, and there's a ground floor



FINE DESIGN: The back of the house and (right) the garden. The house was built to the current owners' personal specification 12 years ago.

factfile
WHERE: 23 Briar Gate, Long Eaton
TYPE: Four-bed detached
PRICE: £350,000
DETAILS: Four-bed detached
AGENT: Robert Ellis
PHONE: 0115 946 1818

WC. Reception rooms include a lounge/ living room, which is positioned at the rear of the house and overlooks the main gardens, there is a good size dining room and a fully fitted breakfast kitchen with a number of appliances.

Finally on the ground floor, there's a rear reception hall and a utility room.

To the first floor a good size landing area leads to the four double bedrooms. The master bedroom has a generous en suite shower room and there are a range of quality fitted wardrobes.

The main family bathroom has a

four-piece suite including a corner bath.

Outside, you'll find a detached garage, a walled area to the front of the house and the main gardens to the rear. These gardens are private from the adjoining properties and, according to the agent, something of a sun trap - there is an automatic sun awning

over the patio at the immediate rear of the house which provides a shaded sitting area for all times throughout the year.

Mark Philpott, of Robert Ellis Estate Agents, said: "The majority of the gardens are located at the rear of the house which is another reason why people need to take a full inspection of

the property so they can see the extent of the gardens for themselves."

Mark said: "Briar Gate is one of the premier addresses in the Long Eaton area."

"This property stands well back from the road and although it has a substantial appearance from the front elevation, it is important that

interested parties do take a full internal inspection so they can see the full extent of the accommodation for themselves.

"Being situated on Briar Gate the property is well located for all the amenities and facilities offered by Long Eaton which includes excellent shopping outlets and good schools."

room by room

lounge

lounge

kitchen

kitchen

dining

utility

bedroom

Robert Ellis | £350,000 | Tel 0115 946 1818

and garden so full of space



room by room

bedroom



bathroom

