



Wyvern Avenue,  
Long Eaton, Nottingham  
NG10 1AE

**Price Guide £220-230,000**  
**Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION.

Robert Ellis are pleased to bring to the market this deceptively spacious and delightfully positioned three bedroom semi detached family home. Situated within walking distance of Long Eaton town centre and all that Long Eaton has to offer, as well as easy access to the M1 and A52 road networks along with the Long Eaton train station. Being positioned opposite a pond which has great views from the front, an early bird viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of a porch, hallway, lounge/diner and kitchen. To the first floor there are three bedrooms, the master having views over the pond, shower room to the rear. Outside there is a front lawned garden providing off road parking and access to the detached garage to the rear.

Wyvern Avenue is conveniently located for easy access to the centre of Long Eaton where there are Asda, Tesco and Lidl superstores and many other retail outlets, there are various local pubs, restaurants and the well regarded Clifford Gym which is situated in an attractive mill building in the heart of Long Eaton, there are excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and transport links include junctions 24 and 25 of the M1, East Midlands Airport with the Sky Link bus providing transport to Castle Donington and the 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

Comprising of a sliding UPVC door to the front and door to:

### Hallway

12'3 x 5'3 approx (3.73m x 1.60m approx)

Stairs to the first floor, radiator, understairs storage cupboard and door to:

### Lounge/Diner

24'7 x 11'5 approx (7.49m x 3.48m approx)

UPVC double glazed window to the front and French doors to the rear, radiator and feature gas fireplace with brick surround, serving hatch through to the kitchen.

### Kitchen

10'9 x 7'7 approx (3.28m x 2.31m approx)

Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer, splashbacks, UPVC double glazed windows to the side and rear and door to the side, space for a free standing washing machine and fridge freezer, gas hob with electric oven and extractor hood over.

### First Floor Landing

Double glazed window to the side, access hatch to the loft and doors to:

### Bedroom 1

11' x 10'4 approx (3.35m x 3.15m approx)

UPVC double glazed window to the front, radiator, built-in wardrobes.

### Bedroom 2

10'7 x 10'3 approx (3.23m x 3.12m approx)

UPVC double glazed window to the rear and radiator.

### Bedroom 3

6'6 x 6'5 approx (1.98m x 1.96m approx)

Sliding door, UPVC double glazed window to the front and radiator.

### Shower Room

6'5 x 6' approx (1.96m x 1.83m approx)

Walk-in electric shower, pedestal wash hand basin, low flush w.c., access to the boiler cupboard, radiator and tiled walls. Obscure UPVC double glazed window to the rear.

### Outside

The property has a delightful stance and kerb appeal from the road with a lawned garden and off street parking. Picturesque views over the pond at the front which attracts a great amount of wildlife. The drive leads down the side to the garage and rear garden. The rear garden is lawned with planted borders, patio and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and just prior to the canal bridge turn left into Wyvern Avenue and the property can be found on the left.

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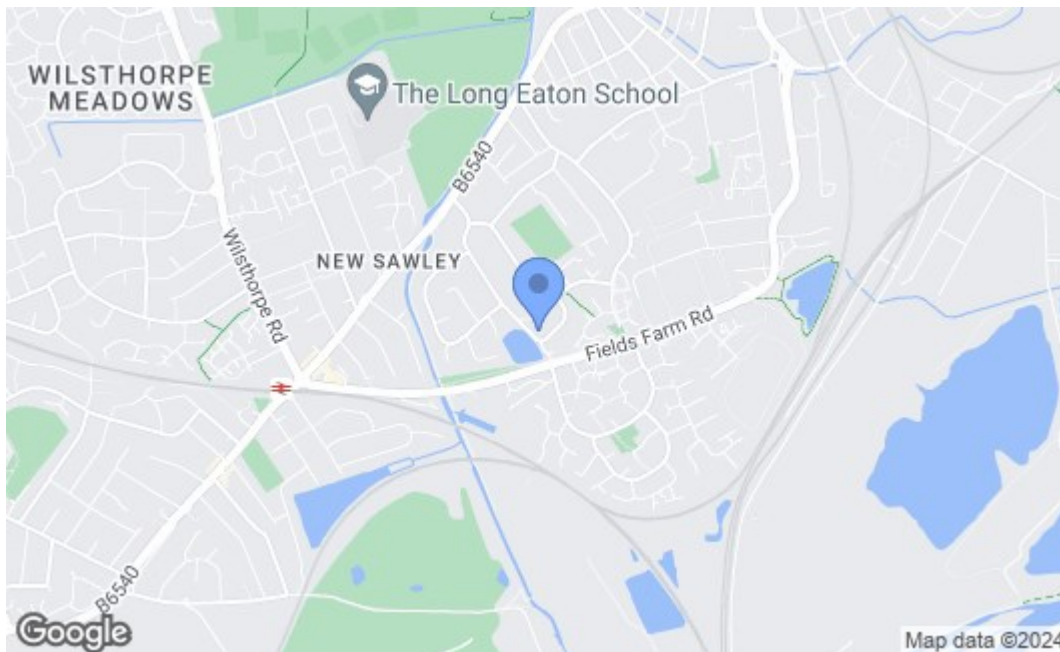
### Council Tax

Erewash Borough Council Band B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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	

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