Robert Ellis

look no further...







Wyvern Avenue,
Long Eaton, Nottingham
NG10 1AE

£250,000 Freehold

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A WELL PRESENTED BAY FRONTED HOME IN A CONVENIENT LOCATION OFFERED TO THE MARKET WITH NO ONWARD CHAIN

This delightful three-bedroom semi-detached house offers a wonderful opportunity for families and individuals alike. Spanning an impressive 1,054 square feet, the property boasts a spacious lounge diner, the property has been extended to create a lovely garden room, perfect for enjoying the natural light and views of the outdoors.

The good-sized rear garden provides ample space for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, the property features a convenient driveway, allowing for parking , which is a valuable asset in this desirable location.

This home presents an exciting opportunity for those looking to update and improve, allowing you to put your personal touch on the space and create your dream home. With its excellent location, you will find yourself well-connected to local amenities, schools, and transport links, making it an ideal choice for modern living.

In summary, this semi-detached house on Wyvern Avenue is a fantastic prospect for anyone seeking a comfortable and versatile living space in Long Eaton. Don't miss the chance to make this property your own and enjoy all that it has to offer.

Wyvern Avenue is conveniently located for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets. There are various local pubs, restaurants and the Clifford Gym, there are excellent schools for all ages which are within walking distance of the property along with healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, transport links including junctions 24 and 25 of the M1, East Midlands Airport, great bus links with the Skylink from Tamworth Road and the A50 and A52 provide great access to East Midlands towns and cities including Nottingham and Derby.





Porch
Open storm porch with a light, UPVC panelled door with half moon decorative light panel within opening up to:

Entrance Hallway
Obscure UPVC double glazed window to the front, radiator, stairs to the first floor, coving, understairs storage cupboard with power and light, plumbing and space for a washing machine, consumer unit, original obscure timber framed, single glazed window to the side. Glazed doors to the lounge/diner and kitchen.

Lounge/Diner
10'11" x 29'5" max approx (3.33m x 8.99m max approx)
The living area has a UPVC double glazed bay window to the front, radiator, Adam style timber fireplace. The dining area has UPVC double glazed French doors with light panels either side to the rear, two radiators.

Kitchen
5'8" x 12'0" approx (1.75m x 3.66m approx)
UPVC double glazed window to the side, white high gloss wall, base and drawer units with laminate work surface over and tiled splashback, ceramic 1½ bowl sink and drainer with chrome mixer tap, integrated single electric oven, four ring gas burner and stainless steel extractor and extractor hood over, breakfast bar area, tiled floor, radiator, Worcester Bosch wall mounted central heating boiler and glazed door to:

Garden Room
15'9" x 10'6" approx (4.82m x 3.21m approx)
UPVC double glazed French doors to the rear, UPVC double glazed floor to ceiling window to the rear, panel and double glazed door to the side, radiator, UPVC double glazed vaulted roof.

First Floor Landing
UPVC double glazed window to the side, loft hatch, coving, doors to:

Bedroom 1
11'5" x 11'11" approx (3.5m x 3.65m approx)
UPVC double glazed window to the rear, radiator, storage cupboard.

Bedroom 2
11'11" max x 10'4" approx (3.65m max x 3.15m approx)
UPVC double glazed window to the front, radiator.

Bedroom 3
7'3" x 6'3" approx (2.22m x 1.91m approx)
UPVC double glazed window to the front, radiator.

Bathroom
5'10" x 7'6" approx (1.8m x 2.31m approx)
Obscure UPVC double glazed window to the rear, three piece white suite comprising low flush w.c., pedestal wash hand basin, bath with electric Mira Vie shower over, extractor, tiled splashback, storage cupboard, radiator, tiled walls, wood effect vinyl flooring.

Outside
To the front of the property there is a block paved driveway providing off road parking, enclosed garden area with a low level dwarf wall to the boundary.

The rear garden is approx 98ft (30m) and has a large decked area, external lighting, landscaped borders with shrubs and bark, central laid to lawn area, timber storage shed, wooden fence and hedge to the boundaries, gated access to the front.

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 right.
9624MH

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 13mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, 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



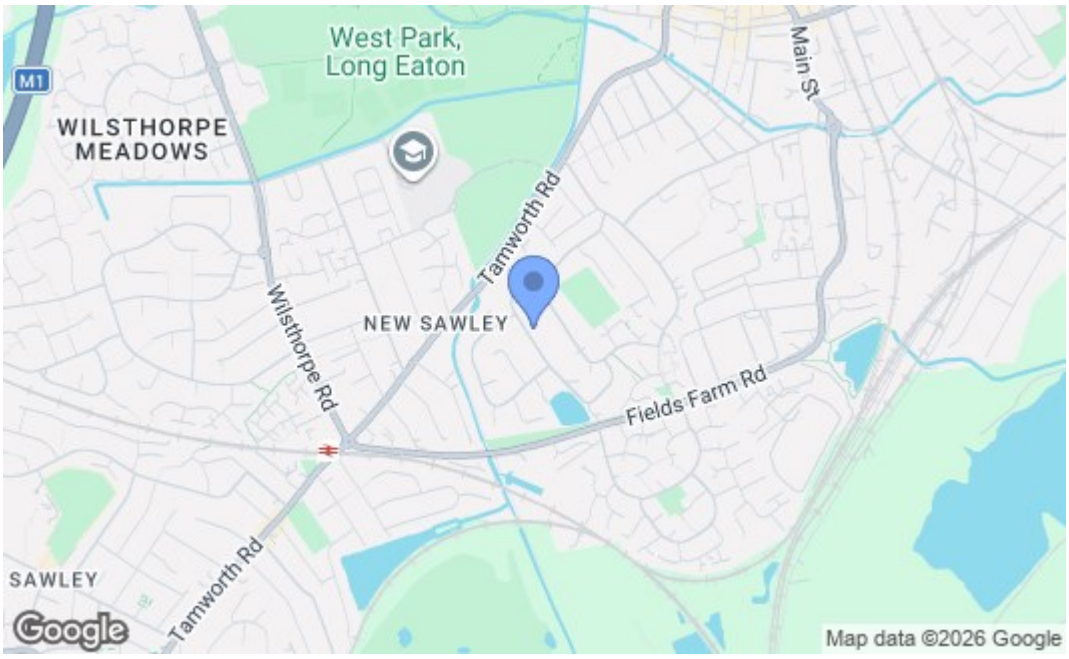


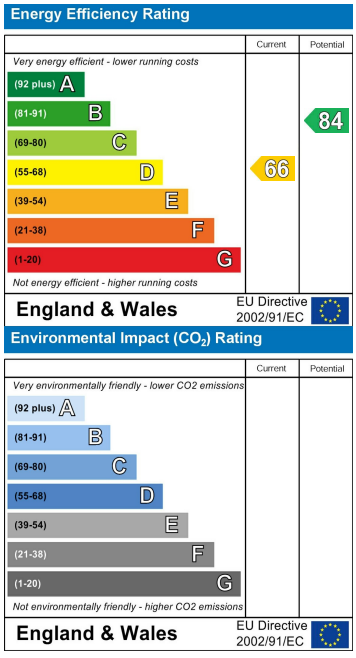












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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