



Wyvern Avenue,
Long Eaton, Nottingham
NG10 1AE

**Price Guide £340-350,000
Freehold**



THIS IS AN INDIVIDUAL DETACHED PROPERTY WHICH IS POSITIONED ON A LARGE PLOT IN THIS SOUGHT AFTER RESIDENTIAL AREA WHICH NOW PROVIDES THE OPPORTUNITY FOR A NEW OWNER TO EXTEND AND STAMP THEIR OWN MARK.

Being located on Wyvern Avenue, which is a very popular residential area on the outskirts of Long Eaton, this traditional three bedroom detached property provides the opportunity for a new owner to extend and stamp their own mark on their next property. The house is situated on a very large plot with the majority of the gardens being positioned at the rear and for the size of the current accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Being sold with the benefit of NO UPWARD CHAIN, the property is well placed for easy access to excellent local schools and all the other amenities and facilities provided by the town centre and the surrounding area.

The property is constructed of brick to the external elevations under a pitched tiled roof and the light and airy accommodation, which retains original features such as a curved wall in the hall, derives the benefits of gas central heating and partial double glazing. In brief the accommodation includes a reception hall with original parquet flooring, a through lounge which has a bay window to the front and a double glazed French door leading out to the covered area at the rear of the house, the dining kitchen has various units and a walk-in pantry and off the kitchen there is a covered area which connects to an outside w.c. To the first floor the landing leads to the three bedrooms, a large bathroom and a separate w.c. Outside there is an adjoining brick garage to the right of the house, a drive and rose garden to the front and at the rear a very large garden which is mainly lawned with a path running down to the bottom of the garden, there are established borders to the sides and two mature apple trees which were planted by the original family member who owned the land.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property, healthcare and sport facilities, walks along the Erewash canal to Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands 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.



Reception Hall

Half opaque double glazed front door leading into the reception hall which has stairs with a double glazed window on the half landing leading to the first floor, original parquet flooring, radiator with a shelf over and a further shelf to one wall, built-in cupboard under the stairs, double cloaks cupboard with shelf and hanging rail and sliding doors with cupboards over.

Through Lounge/Sitting Room

17'9 x 11'6 approx (5.41m x 3.51m approx)

Double glazed bay window to the front and a double glazed French doors with windows either side leading out to the rear of the property, two radiators with shelves over, arched display recess with a double cupboard below and a further display recess.

Dining Kitchen

10' x 9'9 approx (3.05m x 2.97m approx)

The kitchen is fitted a stainless steel sink having work surfaces to either side, one of which has space for both an automatic washing machine and fridge beneath and the other cupboards and drawers below, space for an upright cooker, floor mounted boiler set in a tiled recess with double shelved cupboard above, window to the rear and a radiator with a shelf over.

Pantry

The pantry has a thrawl and shelving to the walls and an opaque double glazed window to the side.

First Floor Landing

Bedroom 1

12'4 plus bay x 11'6 approx (3.76m plus bay x 3.51m approx)

Double glazed bay window to the front and a radiator.

Bedroom 2

11'8 x 10'2 approx (3.56m x 3.10m approx)

Window overlooking the rear garden and a radiator.

Bedroom 3

10'2 to 5'8 x 9'2 to 3'10 approx (3.10m to 1.73m x 2.79m to 1.17m approx)

Double glazed window to the front, double built-in wardrobe with sliding doors having a hanging rail and shelf and a built-in storage cupboard above the bulkhead of the stairs.

Bathroom

The large bathroom has fully tiled walls and a light coloured suite including a panelled bath with mixer tap/shower, pedestal wash hand basin with a glazed shelf and mirror and light to the wall above, chrome ladder towel radiator, second radiator, opaque glazed window and a copper lagged tank enclosed in an airing/storage cupboard which has sliding doors.

Separate w.c.

Having a low flush w.c., part tiled walls and opaque glazed window.

Garage

16'7 x 13'9 approx (5.05m x 4.19m approx)

To the right hand side of the property there is an adjoining brick garage which has an up and over door at the front, an inspection pit, a door and window to the rear and power points and lighting are provided in the garage.

Outside

To the left hand side of the property there is a covered area with double opening doors leading out to the front and access is provided to the porch which takes you through a door with inset glazed panels to the dining kitchen and to the outside w.c.

At the front of the property there is a drive with double gates leading out to the road, a second gate provides access to a path which takes you to the front door and down the left hand side of the property to doors which take you into the covered area, from which doors lead to the kitchen and to an outside w.c. There is a rose bed in front of the house with a wall to the front boundary and there is a fence to the right hand side.

The rear garden is an important feature of this lovely home, with there being a path leading to the bottom of the garden and across the rear of the house where access is provided to the open covered area at the rear of the lounge and to the garage. There is a rockered bed which originally had an ornamental pond, there are mature apple trees, a large lawned garden with established borders to the sides, fencing to the boundaries and an outside tap is provided at the rear of the house.

Outside w.c.

Having a low flush w.c.

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.

8062AMMP

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – VT, Sky

Broadband Speed - Standard 13mbps, Superfast 80mbps, Ultrafast 1000mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – Low, surface water very low

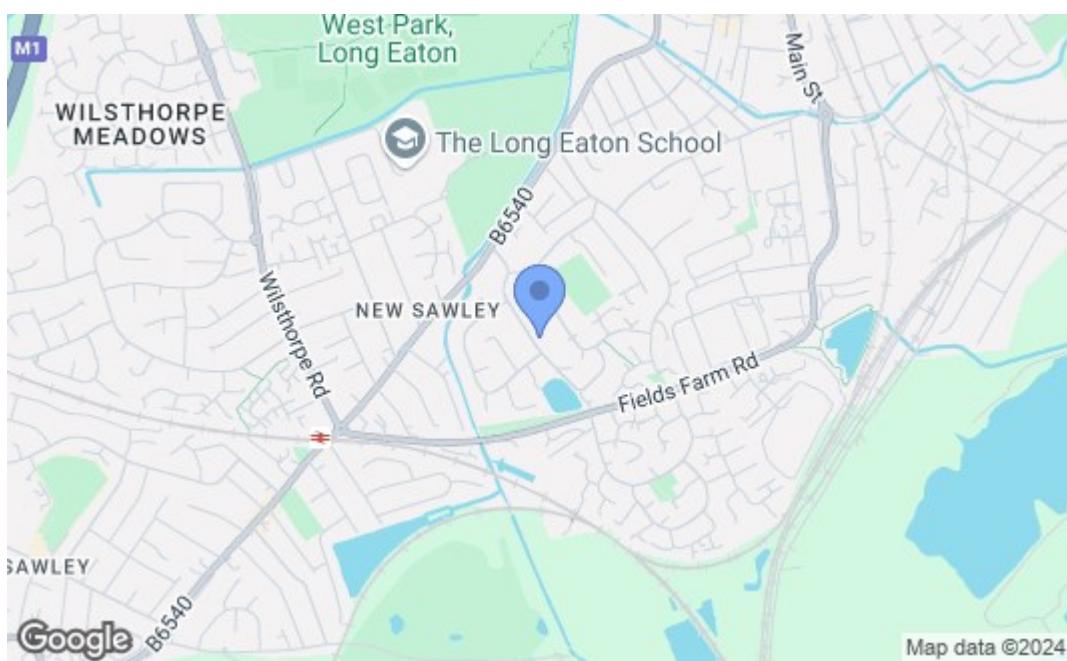
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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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.