Robert Ellis

look no further. . .

Vyse Drive
Long Eaton, Nottingham NG10 3NY

£345,000 Freehold

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SITUATED ON A CORNER PLOT IN THIS HIGHLY REGARDED RESIDENTIAL SUBURB, IS THIS FOUR BEDROOM DETACHED FAMILY HOUSE.

Offered for sale with no upward chain, the property requires some cosmetic improvement however, is sensibly priced to allow the incoming buyer to put their own mark upon it and make it a fantastic family house.

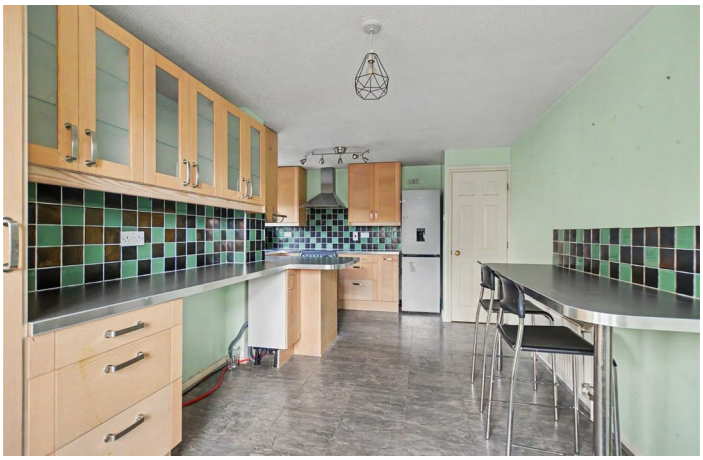
With well balanced accommodation which is centrally heated, served from a combination boiler, and double glazed throughout. A central entrance hall has stairs leading to the first floor and access to both the dining kitchen and the living room which opens through to a separate dining area, beyond this is a conservatory. A rear hallway gives access to a useful cloaks/w.c. and returns back into the dining kitchen.

Rising to the first floor the landing provides access to four well proportioned bedrooms, all which can be used as doubles, the principal having an en-suite shower room and the family bathroom completing the accommodation.

The property enjoys relatively private rear gardens and off street parking for at least two cars as well as an integral garage.

Situated in this highly regarded residential suburb, within walking distance of schools for all ages as well as West Park and Leisure Centre. The town centre of Long Eaton offers a generous variety of shops and amenities as well as major supermarkets. Long Eaton train station is approx. ½ mile from the property which offers direct access to Nottingham as well as London St Pancreas. For those looking to commute further afield, the A52 and J25 of the M1 motorway is also within a few minutes drive.

Available immediately, we recommend an internal viewing to appreciate the potential on offer.



Entrance Hall
Stairs to the first floor, door to living room and door to dining kitchen.

Living Room
19'5" into bay x 11'9" approx (5.94m into bay x 3.59m approx)
Radiator, double glazed bay window to the front and open to:

Dining Area
11'7" x 8'4" approx (3.54m x 2.56m approx)
Radiator, door to the inner hall and double glazed patio doors to:

Conservatory
13'0" x 9'0" approx (3.98m x 2.76m approx)
UPVC double glazed constructed with French doors opening to the rear garden.

Inner Hallway
Door to dining kitchen, garage and cloaks/w.c.

Cloaks/w.c.
Housing a two piece suite comprising wash hand basin with vanity unit and low flush w.c.

Dining Kitchen
18'6" x 9'3" to 12'11" approx (5.66m x 2.82m to 3.96m approx)
Fitted range of wall, base and drawer units with work surfacing and inset 1½ bowl sink unit with single drainer. Cooker point, plumbing for a washing machine and space for tumble dryer. Breakfast bar, radiator, double glazed windows to the front and side.

First Floor Landing
Doors to bedrooms and bathroom.

Bedroom 1
11'11" x 11'8" approx (3.64m x 3.58m approx)
Built-in closets, radiator, double glazed window.

En-Suite
Comprising of a wash hand basin, low flush w.c. and shower cubicle. Double glazed window.

Bedroom 2
11'8" x 10'5" approx (3.58m x 3.2m approx)
Built-in wardrobe, radiator, double glazed window.

Bedroom 3
10'7" x 7'1" approx (3.24m x 2.17m approx)
Radiator, double glazed window.

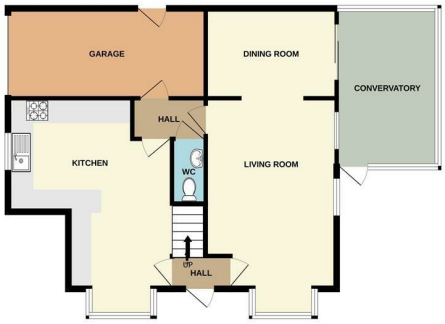
Bedroom 4
9'6" x 9'4" approx (2.91m x 2.86m approx)
Built-in wardrobe, radiator, double glazed window.

Bathroom
Three piece suite comprising wash hand basin, low flush w.c. and bath with electric shower over, partially tiled walls, radiator, double glazed window.

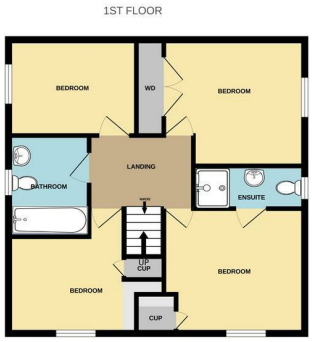
Outside
The property is situated on a corner plot whilst fronting Vyse Drive, access to the driveway is from Sharpe Close where there is a driveway forecourt providing parking for at least two vehicles and this leads to the integral single garage. There is a pathway to the left hand side of the property with a gate leading to the rear garden and a further pathway leading to the front of the house where there is a section of garden laid to lawn. The main garden is to the far side of the property, walled, fenced and enclosed offering a degree of privacy, there is an area laid to patio and lawn.

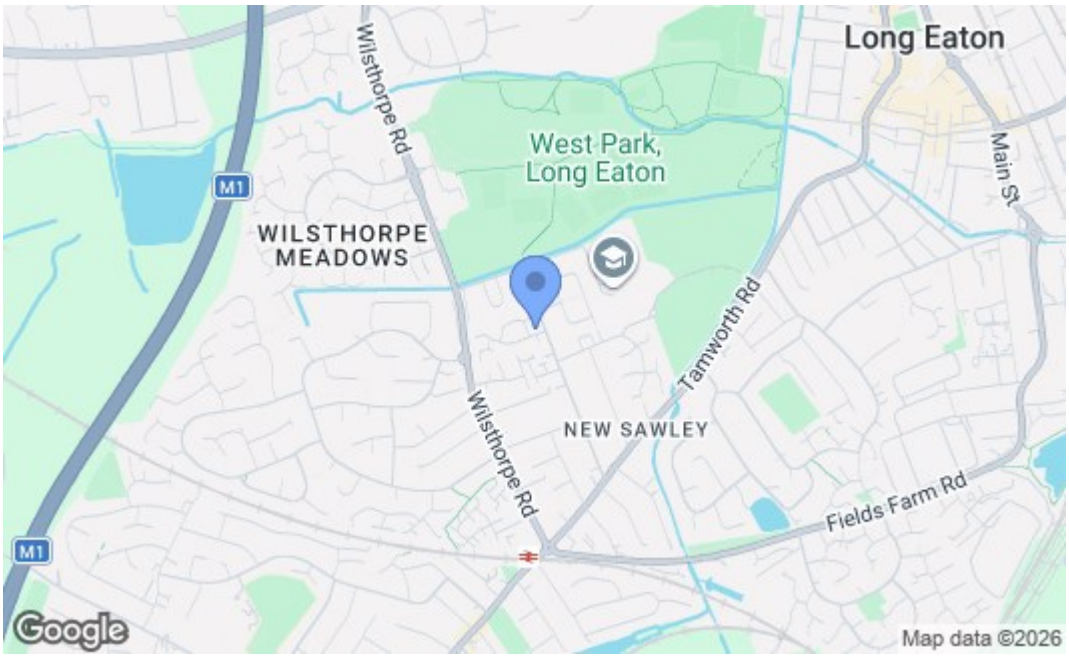
Robert Ellis
ESTATE AGENTS

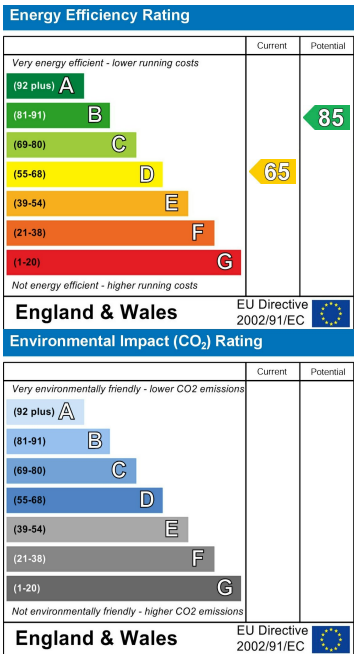
GROUND FLOOR



1ST FLOOR







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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