



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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10 Wyvern Avenue, Long Eaton, NOTTINGHAM, NG10 1AG

Asking Price Of £265,000



Three bedroom semi detached house located in Long Eaton, Nottingham

For sale with no upward chain, this beautifully presented three-bedroom semi-detached home has been extremely well maintained throughout and is ready to move straight into.



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Property Description

For sale with no upward chain, this beautifully presented three-bedroom semi-detached home has been extremely well maintained throughout and is ready to move straight into. The property benefits from a driveway, lean-to and a very well kept rear garden. Further benefits include a spacious kitchen/diner, UPVC double glazing and gas central heating throughout. This attractive home offers well-presented accommodation ideal for families or first-time buyers alike, with viewing highly recommended to fully appreciate the standard of accommodation on offer.

Upon entering the property, you are welcomed by a spacious hallway leading through to the generous living/dining room, which benefits from dual aspect windows allowing plenty of natural light to flow through. The kitchen may require updating in the future, however it is currently fully functional and practical. From here there is access to the lean-to, which is currently used as a utility space, and in turn provides access to the rear garden. To the first floor are three well-presented bedrooms along with a good-sized family bathroom.

Externally, the front of the property offers a driveway providing off-road parking for two vehicles, together with access to both the lean-to and the main residence. The rear garden is well maintained and considered to be low maintenance, laid with slabs throughout and established shrubs and bushes.

It is within easy reach of many local amenities and facilities including Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets found in Long Eaton town centre, schools for all ages, healthcare and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



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HALLWAY: 13' 3" x 6' 4" (4.06m x 1.95m) Double glazed uPVC door and windows to the front, tiled flooring and radiator.

LIVING/DINING ROOM: 25' 4" x 10' 11" (7.73m x 3.33m) Double glazed UPVC sliding door to the rear and double glazed UPVC bay window to the front. Laminate flooring, radiator, electric fire with surround.

KITCHEN: 12' 11" x 6' 11" (3.94m x 2.11m) Double glazed UPVC window to the rear and door to lean to. Over and under counter storage cupboards, sink with drainer and tap, radiator, space for fridge, plumbing for washing machine, tiled flooring, electric oven with induction hob and electric extractor.

LEAN-TO: 7' 3" x 17' 6" (2.23m x 5.35m) Access door from driveway and door to rear garden, understairs storage area, plumbing for washing machine and electrics.

BEDROOM ONE: 11' 6" x 12' 7" (3.52m x 3.86m) Double glazed UPVC window to the rear, laminate flooring, radiator, storage cupboard.

BEDROOM TWO: 12' 0" x 11' 6" (3.66m x 3.52m) Double glazed UPVC window to the front, laminate flooring, radiator.

BEDROOM THREE: 7' 11" x 6' 4" (2.42m x 1.95m) Double glazed UPVC window to the front, laminate flooring and radiator.

BATHROOM: 9' 6" x 6' 11" (2.92m x 2.11m) Double glazed UPVC windows to the side. Four piece suite including enclosed shower, panelled bath, toilet and wash hand basin, radiator, tiled floors and walls.

OUTSIDE: To the front of the property is a driveway for two cars, access to the front of the property and the lean-to. The rear of the property is a good size and is considered generally low maintenance, along with patio area, a few established shrubs, shed and bushes.

