



Seaburn Road,  
Toton, Nottingham  
NG9 6HJ

**£250,000 Freehold**



THIS IS A TRADITIONAL SEMI DETACHED HOUSE SITUATED IN THE HEART OF THIS POPULAR RESIDENTIAL AREA WHICH IS CLOSE TO EXCELLENT LOCAL SCHOOLS AND MANY OTHER AMENITIES AND FACILITIES.

Being located on Seaburn Road, this traditional property provides the potential for a new owner to stamp their own mark and to possibly extend the house to the side and rear which is work that has been carried out to other similar properties in the area. For the size of the existing 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. The property is well placed for easy access to the excellent schools for all ages which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades and to the latest extension to the Nottingham tram system which provides an alternative method of transport to and from Nottingham city centre.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the house includes a reception hall with a door leading into the through lounge which includes a dining area, the kitchen is fitted with wall and base units and has a door leading out to the side of the house and to the first floor the landing leads to the three good size bedrooms and bathroom which has a walk-in bath with a shower over. Outside there is a garden to the front, a drive to the left of the house which runs down to the garage positioned at the rear and the garden to the rear provides a lovely place to sit and enjoy outside living with it being well planted and having screening and fencing to the boundaries.

The property is within easy reach of the Tesco superstore on Swiney Way as well as many other retail outlets found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities which includes several local golf courses, the excellent schools for all ages are within walking distance of the property, there are walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system, the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, 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.



Half opaque double glazed front door with a matching glazed side panel leading to:

#### Reception Hall

Stairs leading to the first floor, pine panelling to the lower part of the walls and a radiator.

#### Lounge/Sitting Room

23' x 11'2 to 9'6 (7.01m x 3.40m to 2.90m)

The through lounge includes a dining area and a double glazed window to the front, coal effect gas fire set in an Adam surround with an inset and tiled hearth, double glazed window to the rear and a radiator.

#### Kitchen

7'6 x 7'6 approx (2.29m x 2.29m approx)

The kitchen has a double glazed window to the side, stainless steel sink with cupboards and drawer beneath, space for an electric upright cooker, work surface with space for an automatic washing machine and double cupboard beneath, space for an upright fridge/freezer, matching eye level wall cupboards, radiator, tiled walls to the sink area, walk-in pantry with shelving, half double glazed door leading out to the side and tiled flooring.

#### First Floor Landing

There is a balustrade onto the landing, double glazed window to the side and hatch to the loft.

#### Bedroom 1

11'4 x 11'2 approx (3.45m x 3.40m approx)

Double glazed window to the front, radiator and a built-in shelved cupboard to one side of the chimney breast.

#### Bedroom 2

11'2 x 9'7 approx (3.40m x 2.92m approx)

Double glazed window to the rear, radiator, range of wardrobes with cupboards over and a dressing table with drawers beneath and shelves above.

#### Bedroom 3

7'11 x 7'8 approx (2.41m x 2.34m approx)

Double glazed window to the rear, radiator, double fitted wardrobe with cupboard over and a dressing table with drawers under, shelving to one wall and a double eye level cupboard and shelf over the bed position.

#### Bathroom

The bathroom has a walk-in bath with mixer taps and a mains flow shower over, low flush w.c. and pedestal wash hand basin, tiling to the walls by the bath, sink and w.c. areas, radiator, opaque double glazed window, double mirror fronted cabinet on the wall above the sink, radiator with a rail over and an airing/storage cupboard.

#### Outside Store

At the rear of the property there is a brick built store which is where the gas boiler is housed and there is shelving to the walls.

#### Outside

At the front of the property there is a pebbled area with an established pampas plant, a wall to the front, double gates leading onto the drive and a fence to the left hand boundary. There is a slabbed and pebbled driveway which runs down the left hand side of the house to the garage which is positioned at the rear and there is an outside water supply provided at the side of the property.

The rear garden is a particularly important feature of this lovely home with there being a slabbed patio with a central bed and a path leading to the bottom of the garden with a lawn which has established borders, a further lawn at the bottom with a rockier bed, there is a shed at the bottom of the garden with a slabbed seating area next to the shed and the garden is kept private by having fencing and screening to the boundaries.

#### Garage

15'4 x 7'2 approx (4.67m x 2.18m approx)

There is an asbestos panelled garage with double doors to the front.

#### Directions

Proceed out of Long Eaton along Nottingham Road turning left at the Grange Farm traffic lights into High Road. Turn left again at the second traffic lights into Banks Road and Seaburn Road is found as a turning on the right hand side with the property on the right.

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#### Council Tax

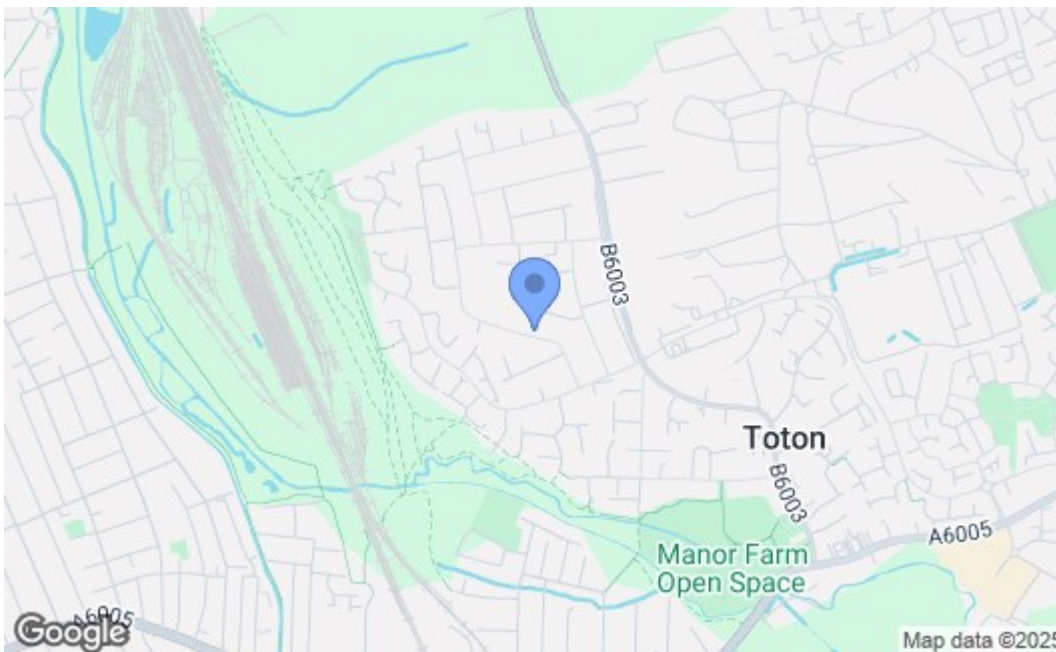
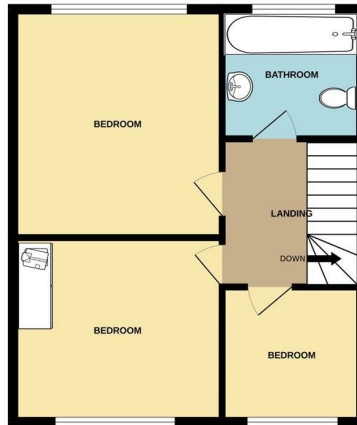
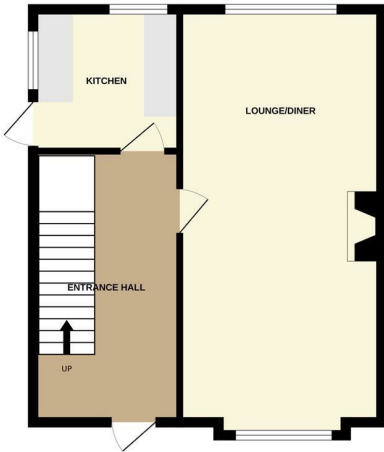
Broxtowe Borough Council Band C



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(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	

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.