



Seaburn Road,  
Toton, Nottingham  
NG9 6HN

**Price Guide £340-350,000**  
**Freehold**



THIS IS A FULLY UPDATED THREE-BEDROOM DETACHED BUNGALOW SITUATED ON THIS VERY POPULAR ROAD AND IS A PROPERTY WHICH IS READY FOR A NEW OWNER TO MOVE IN TO WITHOUT HAVING TO CARRY OUT ANY WORK WHATSOEVER.

Standing in the middle of Seaburn Road, this gable fronted three bedroom detached bungalow provides a lovely home which has been recently fully updated throughout with a new kitchen having been fitted, new carpeting and full re-decoration throughout. The property has been fully rewired and now benefits from a brand new central heating system together with a new Baxi combi-boiler. We strongly recommend that all interested parties do take a full inspection so they are able to see the size and quality of the accommodation and the privacy of the rear garden for themselves. Seaburn Road is also well placed for easy access to all the amenities and facilities provided by the area which include easy access to supermarkets and other shops and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property was built approximately 70 years ago and is of brick construction under a pitched tiled roof. The tastefully finished accommodation derives all the benefits of a brand new gas central heating system and double wall-mounted radiators, with double glazing throughout, and having the luxury of a spacious reception hall which has new carpeted flooring extending across into other areas of the bungalow. There is a ceiling hatch in the hall taking you to the large loft space which does have the potential to be converted into additional bedroom accommodation (subject to the relevant planning permission), but currently provides an ideal storage facility. The lounge has double opening double-glazed doors leading through into the rear enclosed garden. The newly fitted dining-kitchen has beautiful wall, base and drawer units with LED under-counter lighting, integrated hob, extractor, and oven. Externally, there is a well serviced outhouse which has power and water connected, and is currently being used to house the washing machine and tumble drier. There are two double bedrooms at the front of the bungalow, and a third smaller bedroom located centrally within the dwelling, again these have new carpeting throughout. The bungalow has also been fully re-plastered and redecorated to the highest quality. The shower room is fully tiled and there is a walk in shower, pedestal sink and matching W.C. Outside there is a driveway to the front which extends down the right hand side of the bungalow giving the bungalow a very neat appearance from the roadside. At the end of the drive is a detached garage which provides an ideal storage facility, and there is gated access to the secluded south-west facing rear garden which gets sun all-day and offers a superb space for outside living. Within the garden there two sheds and a greenhouse.

The property is a few minutes drive away from the Tesco superstore on Swiney Way and there are many other supermarkets and shops found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Park where there is an M&S food store, Next, TK Maxx and other outlets. If required there are excellent local schools for all ages, healthcare and sports facilities including several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include the latest extension to the Nottingham tram system which terminates in Toton and provides another means of transport to and from Nottingham city centre, there is J25 of the M1, East Midlands Airport, stations at Attenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

With quarry tiled floor and a light, leading to:

## Entrance Hall

13'2 x 4'6 approx (4.01m x 1.37m approx)

Double glazed door to the front with inset stained glass, new grey carpet, two ceiling lights, brand new double radiator, cupboard housing the gas and electric meters, coving, access to the loft via a hatch and doors to:

## Lounge

10'9 x 18'2 approx (3.28m x 5.54m approx)

Two double glazed windows to the side, double glazed French doors to the rear, new grey carpet, new double radiator, recessed LED ceiling spotlights, coving, TV point, feature electric fireplace with a tiled hearth and oak beam above.

## Kitchen

14'1 x 10'3 approx (4.29m x 3.12m approx)

Double glazed door to the rear with inset glazed panel, double glazed window to the side, original quarry tile floor, tall modern anthracite grey radiator, coving, recessed LED ceiling spotlights and a smoke alarm. Range of green matt handle-less wall, base and drawer units with beech work surfaces over, tiled splashbacks, space for a standard size dishwasher, inset stainless steel sink and drainer with swan neck mixer tap, new oven, four ring induction hob with extractor over, LED under counter strip lighting.

## Bedroom 1

9'9 x 14'4 approx (2.97m x 4.37m approx)

Double glazed bay window to the front, new grey carpet, new double radiator and ceiling light.

## Bedroom 2

10'7 x 11'2 approx (3.23m x 3.40m approx)

Double glazed bay window to the front, new grey carpet, new double radiator and ceiling light.

## Bedroom 3

5'9 x 10'1 approx (1.75m x 3.07m approx)

Double glazed window to the side, new grey carpet, double radiator and ceiling light.

## Bathroom

7'8 x 6' approx (2.34m x 1.83m approx)

Obscure double glazed window to the side, tiled floor, recessed LED spotlights, coving, extractor fan, chrome towel radiator, low flush WC, pedestal wash hand basin, walk-in shower with glazed protective screen and electric shower, wall mounted mirrored cabinet, airing cupboard housing the combi boiler and shelving, fully tiled walls.

## Outside

To the front of the property there is a tarmacadam drive offering parking for two vehicles and leading down the right hand side to the garage. Wooden gate to the rear garden.

There is a patio to the rear with a planted border, greenhouse, two sheds, outside tap under the kitchen window and a patio area to the right hand side with pergola over.

## Garage

22' x 8'8 approx (6.71m x 2.64m approx)

Detached garage with power and light.

## Brick Outhouse

4' x 4' approx (1.22m x 1.22m approx)

With power and lighting and currently houses the washing machine and tumble dryer.

## 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. The property can be found on the left hand side.

8682AMJG

## Council Tax

Broxtowe Borough Council Band B

## Agents Notes

There are AI images on this property.

The EPC was carried out prior to the improvement works being carried out and would therefore now have a higher rating.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 64mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

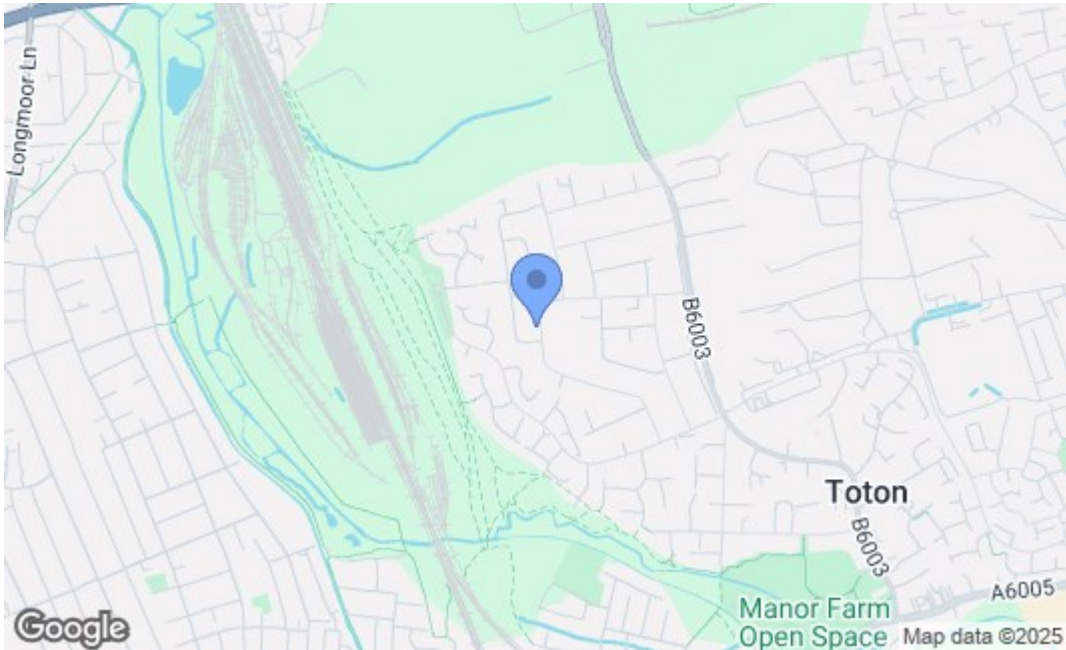
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 79        |
| (55-68) D                                                       | 64      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.