

Seaburn Road,  
Toton, Nottingham  
NG9 6HJ

**£400,000 Freehold**



A THREE BEDROOM DETACHED HOUSE FOUND IN THIS SOUGHT AFTER LOCATION, WITHIN THE GEORGE SPENCER ACADEMY CATCHMENT.

Robert Ellis are delighted to offer to the market this stunning three bedroom, bay fronted detached home in the desirable area of Toton. The heart of the home is the open plan living/kitchen diner which was completed in 2021 and features a stylish island with induction hob, built in extractor, shelving and cupboard space all within a sleek design. This space is perfect for both everyday living, cooking and entertaining. Bi-fold doors seamlessly connect the interior to the great size rear garden, creating a bright and airy atmosphere. The beautifully presented bay fronted lounge provides a cosy space to enjoy. To the first floor you will find a recently re-fitted bathroom, with a three piece suite and shower over the bath. There is also a great size master bedroom, boasting a bay window and stretching in excess of 14ft. Further great benefits of this beautiful home include a ground floor w.c., ample off-road parking and a spacious rear garden, perfect for outdoor activities and gardening enthusiasts with two patio areas, mature borders and a pear tree in addition to a wooden shed and greenhouse. The property is ideally positioned to provide great access to the tram, A52, M1 in addition to Long Eaton, Nottingham and Derby.

This property offers double glazing and gas central heating and the internal accommodation briefly comprises of an entrance hall, ground floor w.c., lounge, open plan living/kitchen diner with bi-fold doors opening to the rear garden. To the first floor, there are three bedrooms with the master bedroom offering a bay window and a recently re-fitted bathroom.

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.



### Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor, cupboard housing the boiler and doors to:

### Ground Floor w.c.

Double glazed window to the side, pedestal wash hand basin, low flush w.c., vertical heated towel rail.

### Lounge

16'3 into bay x 11'1 approx (4.95m into bay x 3.38m approx)

Double glazed bay window to the front, gas fire with hearth and mantle, coving to the ceiling and radiator.

### Living/Dining Kitchen

A large open plan living/dining kitchen with matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, electric oven, integrated microwave and dishwasher, radiator, island with storage cupboards, shelving and breakfast bar, four ring induction hob with extractor over, two radiators, part tiled walls, TV point, two sky lights and bi-fold doors leading to the rear garden.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

14'8 into bay x 11'2 approx (4.47m into bay x 3.40m approx)

Double glazed bay window to the front and a radiator.

### Bedroom 2

9'9 x 10'2 plus recess approx (2.97m x 3.10m plus recess approx)

Double glazed window to the rear, radiator and laminate flooring.

### Bedroom 3

7'7 x 7'7 approx (2.31m x 2.31m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the front, vanity wash hand basin, low flush w.c., panelled bath with mains shower

over, wall mounted heated towel rail, tiled walls and extractor fan.

### Outside

The front of the property has a block paved driveway providing ample off road parking, pebbled area with mature shrubs to the borders and a side gate leading to the rear.

The rear of the property has two patio areas leading onto a lawned garden, shed and greenhouse, shrubs to the borders with railway sleepers and the garden is kept enclosed with panelled fencing.

### 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.

8125AMCO

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 51mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

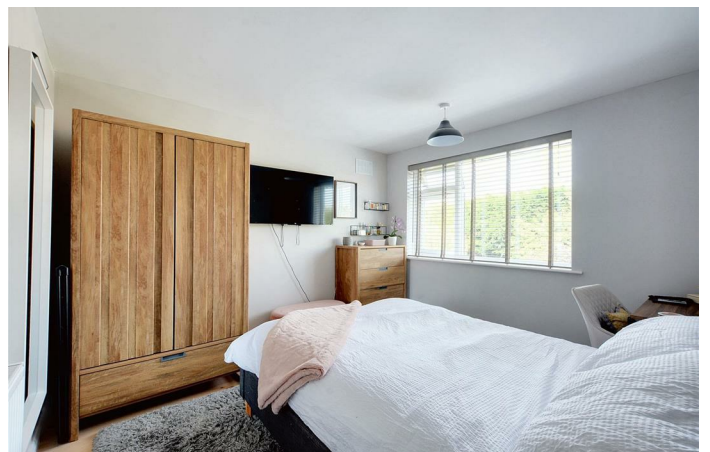
Flood Risk – No, surface water very low

Flood Defenses – No

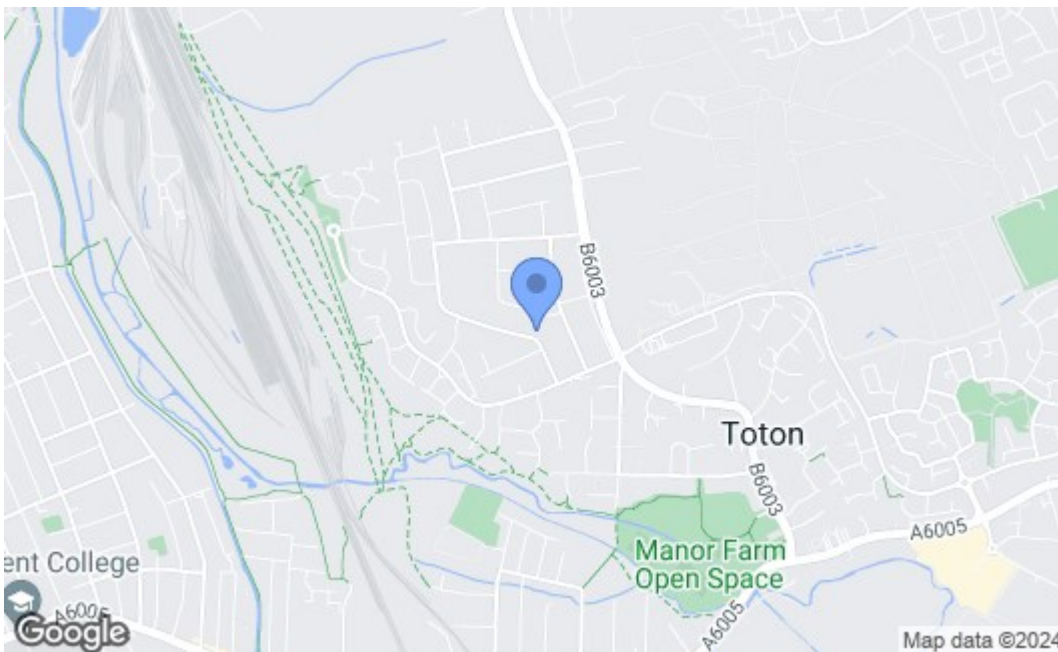
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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