

HoldenCopley

PREPARE TO BE MOVED

Seaburn Road, Nottingham, Nottinghamshire NG9 6HN

£550,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented and exceptionally spacious detached family home is situated in a highly sought-after residential area, offering residents excellent access to well-regarded schools, local amenities, and convenient public transport links, this property is the perfect ready-to-move-in home designed for practical, modern family living. The property makes a strong first impression with its attractive frontage, which includes a gravelled area and a substantial driveway providing ample off-road parking, gated access leading to the rear garden and a convenient electric vehicle charging point. Upon entering through the front door, you are greeted by a bright and airy entrance hall. Which is illuminated by skylights and features striking strobe lighting, providing access to a dedicated home office, a utility room, a downstairs W/C. The expansive living room is a comfortable and well-appointed space, enhanced by a further skylight, air conditioning, and bi-folding doors that open seamlessly onto the rear garden and also features open access into the contemporary kitchen is superbly fitted with a central island and breakfast bar, a range of integrated appliances. An inner hallway on the ground floor provides further access to a three-piece family bathroom and two well-proportioned bedrooms, one of which benefits from its own en-suite facilities. Ascending to the first floor, the accommodation continues with two generous double bedrooms, one of which also boasts desirable en-suite facilities. The landing area is an additional versatile space, featuring a sliding door and currently utilised as a dedicated dressing room. Externally, the rear garden features courtesy lighting and external electric sockets, a retractable awning, a porcelain patio, a lawn, raised planters, and an additional patio area that provides direct access to a functional summer house. The garden is enclosed by a neat fence-panelled boundary.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room & Office
- Fitted Kitchen & Utility Room
- Bathroom Suite & Ground Floor W/C
- Two En-Suites
- Driveway For A Number Of Vehicles & An Electrics Vehicle Charging Point
- Enclosed Rear Garden
- Luxury Tiled Flooring & Air Conditioning Units
- Under Floor Heating





GROUND FLOOR

Entrance Hall

24'6" x 4'8" (7.49m x 1.44m)

The entrance hall has ceramic tiled flooring with under floor heating, two sky lights, ceiling strobe lighting, and a composite door providing access into the accommodation.

Office

11'2" x 7'2" (3.42m x 2.19m)

The office has a UPVC double glazed window to the front elevation, recessed spotlights, and ceramic tiled flooring with under floor heating.

Utility Room

7'6" x 5'5" (2.29m x 1.66m)

The utility room has a UPVC double glazed obscure window to the side elevation, fitted base and wall units with Quartz worktops, a wall-mounted boiler, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring with under-floor heating.

W/C

4'0" x 3'4" (1.24m x 1.03m)

This space has a low level flush W/C, a vanity-style wash basin, floor to ceiling tiling, and tiled floor with under floor heating.

Living Room

24'11" x 17'6" (7.60m x 5.34m)

The living room has a lantern skylight, a TV connection point, a recessed feature fireplace, and an air conditioning unit. It's fitted with recessed spotlights and offers space for a dining table. The ceramic-tiled floor includes underfloor heating, while bi-folding doors open out to the rear garden, and the room provides open access to the kitchen

Kitchen

14'10" x 12'9" (4.53m x 3.91m)

The modern fitted kitchen has a range of fitted base and wall units with Quartz worktops, a central island and breakfast bar with a solid wood worktop, a Belfast sink with a swan neck boiler tap along with a swan neck mixer tap. A range cooker and extractor hood, an integrated steam oven, an integrated Neff microwave, an integrated Neff bean to coffee machine, an integrated Neff dishwasher, recessed spotlights, tiled flooring with under-floor heating, and a door providing access to the side elevation.

Inner Hall

10'9" x 9'8" (3.28m x 2.97m)

The inner hallway has a Vertical radiator, ceramic tiled flooring, and carpeted stairs.

Bathroom

8'0" x 5'7" (2.45m x 1.71m)

The bathroom has a concealed dual flush W/C, a twin vanity-style wash basin, a walk-in shower fixture with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Four

10'0" x 9'5" (3.07m x 2.89m)

The fourth bedroom has a UPVC double glazed bow window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

16'8" x 10'10" (5.01m x 3.32m)

The second bedroom has a UPVC double glazed bow window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

6'6" x 4'11" (2.00m x 1.50m)

The en-suite has a dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

10'6" x 6'8" (3.22m x 2.05m)

The landing has carpeted flooring, a sliding door providing access into a dressing area, access into the loft, and access to the first floor accommodation.

Bedroom One

12'5" x 11'5" (3.81m x 3.50m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an air conditioning unit, carpeted flooring, and access into the en-suite.

En-Suite

8'3" x 3'8" (2.52m x 1.13m)

The en-suite has a Velux window, a concealed dual flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Three

16'7" x 9'7" (5.06m x 2.94m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is an electrics vehicle charging point, a gravelled area, a driveway for number of vehicles, and gated access to the rear garden.

Rear

To the rear of the property is courtesy lighting, electric sockets, a retractable awning, a porcelain patio area, a lawn, raised planter, a further patio area with access into a summer house, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

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

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

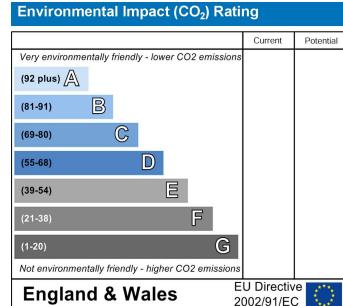
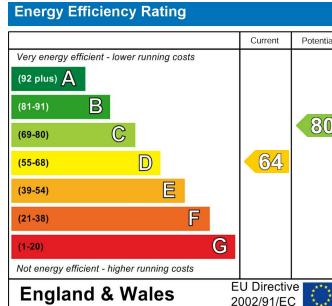
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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