

HoldenCopley

PREPARE TO BE MOVED

Seaburn Road, Toton, Nottinghamshire NG9 6HT

Guide Price £350,000 - £375,000

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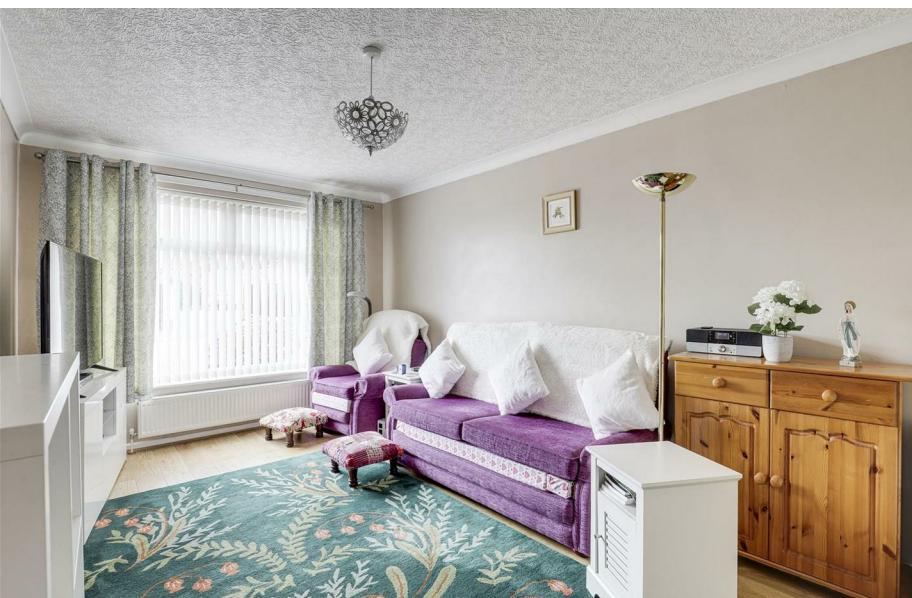
GUIDE PRICE £350,000 - £375,000

SPACIOUS DORMER BUNGALOW...

This detached three-bedroom dormer bungalow is perfectly situated in a popular residential location, just a short distance from excellent local amenities, transport links including the Nottingham Tram Network, and well-regarded schools. The property offers a wealth of space throughout and is well-presented, making it the ideal purchase for a range of buyers — from those looking to downsize to families seeking a comfortable and versatile home. To the ground floor, the accommodation comprises a fitted kitchen with a range of units and integrated appliances, and a spacious living room. There are also two well-proportioned bedrooms, one of which opens into a bright and airy conservatory providing an additional reception area overlooking the garden. Completing this level is a three-piece family bathroom suite. To the first floor lies the master bedroom, benefitting from Velux windows, eaves storage, and access to a private en-suite shower room, creating a perfect retreat. Outside, to the front of the property, there is a block-paved driveway providing ample off-street parking, access to the garage, and a well-maintained frontage. To the rear, you'll find a low-maintenance, private enclosed garden featuring a paved patio seating area, gravelled and slate-chipped sections, mature planting, and a shed — ideal for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached Dormer Bungalow
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Bright & Airy Conservatory
- Three Piece Family Bathroom
- Suite
- Private Three Piece En-Suite
- Off-Street Parking & Garage
- Low Maintenance Rear Garden
- Must Be Viewed





GROUND FLOOR

Kitchen

12'9" x 10'5" (3.89m x 3.18m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven and gas hob with a concealed extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, a radiator, partially waterproof panelled walls, three UPVC double-glazed windows to the front and side elevations, and a single door providing access into the accommodation.

Hall

9'4" x 3'11" (2.85m x 1.21m)

The hall has wood-effect flooring, a radiator, built-in cupboards, and coving to the ceiling.

Living Room

16'0" x 10'6" (4.88m x 3.20m)

The living room has wood-effect flooring, two radiators, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'2" x 10'6" (3.71m x 3.20m)

The second bedroom has wood-effect flooring, a radiator, coving to the ceiling, and double French doors leading into the conservatory.

Conservatory

18'11" x 8'11" (5.77m x 2.72m)

The conservatory has tiled flooring, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Bedroom Three

12'2" x 10'1" (3.71m x 3.07m)

The third bedroom has wood-effect flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'3" x 5'8" (1.91m x 1.73m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric wall-mounted handheld shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Master Bedroom

21'7" x 9'6" (6.58m x 2.90m)

The main bedroom has wood-effect flooring, a radiator, eaves storage, two Velux windows, a UPVC double-glazed windows to the front elevation, and access to the en-suite.

En-Suite

9'6" x 5'10" (2.90m x 1.78m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric wall-mounted handheld shower fixture, tiled flooring, chrome heated towel rail, a Velux window, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, gated access to the rear, a gravelled and planted border, and fence panelled boundaries.

Rear

To the rear of the property is a low maintenance private enclosed garden with a paved patio seating area, blue slate chipped and gravelled areas, ample mature greenery, a shed, access to the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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