



Seaburn Road,  
Toton, Nottingham  
NG9 6HT

**Price Guide £270-280,000**

**Freehold**

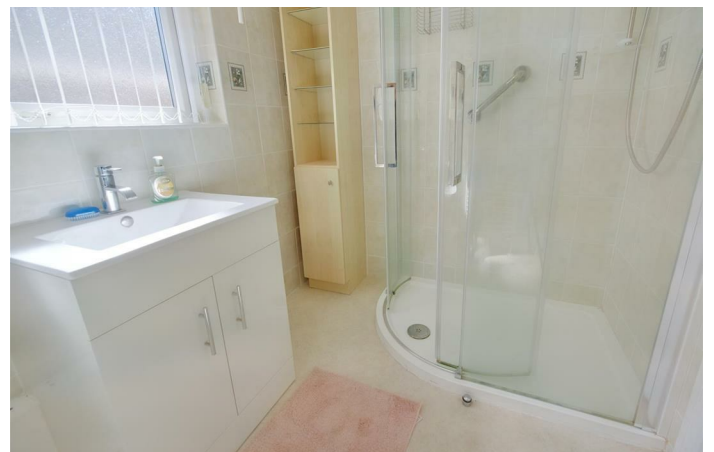


AN EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW BEING SOLD IN THE HEART OF TOTON AND WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a bungalow which has been well maintained by the current owner. The property offers spacious accommodation and has the added benefit of the loft being converted into a large room which can be used for a lot of different uses. The property has been well maintained and has a spacious kitchen and also benefits from having a separate utility room. As well as having two bedrooms, there is an attic room which is currently used as a study. A viewing is a must to fully appreciate everything this bungalow has to offer.

The property derives the benefits of modern conveniences such as gas central heating and double glazing and briefly comprises of a spacious entrance hall with storage, lounge with bi-folding doors to the conservatory which has windows and door to the garden, breakfast kitchen, utility room, two double bedrooms, shower room and attic room. Outside there is a low maintenance front garden offering off the road parking and a rear garden and a detached garage.

The property is within close proximity of the Tesco superstore on Swiney Way and numerous other retail outlets found in the nearby towns of Beeston and Long Eaton, if required there are schools for all ages, healthcare and sports facilities with there being several local golf courses, walks in the almost adjacent fields and at the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, the latest extension to the Nottingham tram system which terminates in Toton is within walking distance of the property, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby as well as other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door and UPVC double glazed windows to the side, two storage cupboards, laminate flooring, radiator, coving to the ceiling, access to loft via pull down ladder and panelled doors to:

### Lounge

19'9 x 9'11 approx (6.02m x 3.02m approx)

Two UPVC double glazed windows to the side, laminate flooring, radiator, coving to the ceiling, TV point, bi-folding door and UPVC double glazed windows to conservatory.

### Kitchen

10'11 x 9'10 approx (3.33m x 3.00m approx)

Wall, base and drawer units with roll edged work surfaces, 1½ bowl inset sink unit with drainer, fully tiled walls and splashbacks, two wine racks, integrated eye level double electric oven, integrated gas hob with extractor hood over, breakfast bar, radiator, recessed lighting, UPVC double glazed window to the side and glass panelled door to:

### Utility Room

Plumbing for washing machine, appliance space, gas central heating boiler, composite rear exit door with fitted blind and UPVC double glazed window to the rear.

### Conservatory

13' x 12'6 approx

With brick dwarf walls, UPVC double glazed windows and door to the rear, laminate flooring and radiator.

### Bedroom One

14'11 x 9'11 plus wardrobes approx

Two fitted wardrobes, UPVC double glazed bay window to the front, TV point, radiator, coving to the ceiling.

### Bedroom Two

12'4 x 11' approx (3.76m x 3.35m approx)

Laminate flooring, UPVC double glazed bay window to the front, coving to the ceiling and radiator.

### Shower Room

Having a corner shower cubicle with shower over and glass screens, vanity wash hand basin, corner low flush w.c., tiling to the walls, chrome heated towel radiator and UPVC double glazed window.

### Attic Room

33'3 x 10'10 approx (10.13m x 3.30m approx)

UPVC double glazed window to the front, two Velux windows and telephone and power points.

### Outside

To the front of the property there is off the road parking for several cars with a raised bedding area with flowers, all privately enclosed with fenced boundaries. There is double gated side access to the rear which has a patio area and raised decked area with water feature and a raised bedding area with flowers.

### Garage

21'9 x 9' approx (6.63m x 2.74m approx)

Up and over door, side door, light and power.

### Directional Note

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which becomes Stapleford Lane. At the main set of traffic lights turn left into Banks Road, right into Seaburn Road following the road around where the property can be found on right as identified by our for sale board.

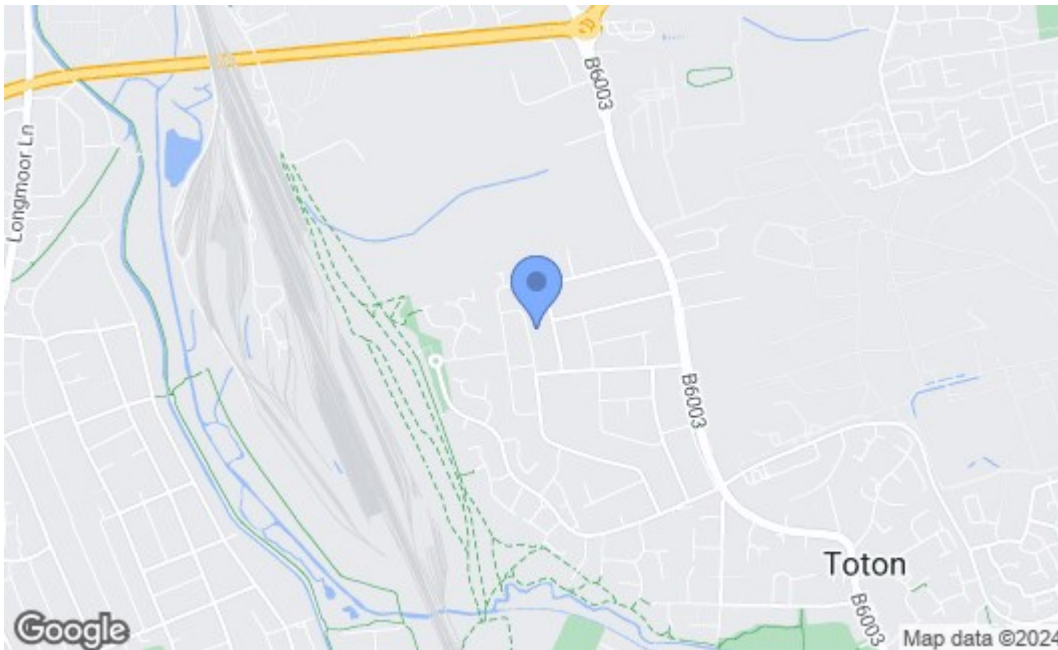
### Council Tax

Broxtowe Borough Council Band C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
		67	79
<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	

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