



Seaburn Road,  
Toton, Nottingham  
NG9 6HN

**O/O £475,000 Freehold**



THIS IS A STUNNING FIVE BEDROOM DETACHED BUNGALOW OFFERING SPACIOUS LIVING ACCOMODATION AND IS TASTEFULLY FINISHED THROUGHOUT.

Robert Ellis are pleased to be instructed to market this individual detached home which has been renovated and offers spacious, tastefully finished ground and first floor accommodation which we are sure will appeal to people who are looking for a stylish individual home on the West side of Nottingham.

The property is highly appointed throughout and includes ambient LED lighting to various parts of the ground floor living accommodation and for all that is included in this beautiful home to be appreciated, we recommend that interested parties looking for this style of home take a full inspection so they can see the layout and design of the accommodation for themselves. The property is well placed for easy access to the excellent local schools for all ages provided by Toton as well as transport links and other amenities, all of which have helped to make this a popular and convenient place to live

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.



### Entrance Hall

24'5" x 4'7" approx (7.44m x 1.40m approx)

Composite panelled door to the front with obscure inset glazed panels and obscure glazed panel to the side, ceramic tiled floor, two skylight windows, recessed light, wall lights, double doors to:

### Living/Dining Kitchen

17' x 30' approx (5.18m x 9.14m approx)

Having ceramic tiled flooring with underfloor heating, inset fire with aerial and power point for a wall mounted TV, roof lantern skylight with recessed lighting, bi-fold doors to the rear, obscure double glazed door to the side.

The kitchen area has a large breakfast bar with two spotlights above, a wooden work surface over and storage below, marble effect flooring, wall, base and drawer units with granite work surfaces over, under cupboard lighting, five ring gas hob with extractor over, Belfast sink, integrated stem oven, integrated coffee machine, integrated microwave, integrated dishwasher.

### Utility Room

5'5" x 7'5" approx (1.65m x 2.26m approx)

Space and plumbing for a washing machine and tumble dryer, obscure glazed window to the side, wall mounted combi boiler (approx. 3 years old and serviced annually).

### Ground Floor w.c.

Low flush w.c., wash hand basin with swan neck mixer tap, skylight window, extractor fan, tiled walls and floor and LED mirror.

### Bedroom 3

16' x 10' approx (4.88m x 3.05m approx)

UPVC double glazed bay window to the front, carpeted flooring, ceiling light.

### En-Suite Shower Room

shower cubicle with mains fed shower having a rainwater shower head and hand held shower, vanity wash hand basin with mixer tap, low flush w.c., tiled flooring and tiled splashbacks, towel radiator, ceiling light, extractor fan.

### Bedroom 4

9' x 10' approx (2.74m x 3.05m approx)

UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator.

### Bedroom 5/Office

11' x 8' approx (3.35m x 2.44m approx)

UPVC double glazed window to the front, tiled flooring with underfloor heating, recessed ceiling light.

### Shower Room

Tiled flooring, marble effect tiled walls, walk-in shower with rainwater shower head and hand held shower and sliding glazed screen, two wash hand basins with vanity cupboard under, low flush w.c., recessed lighting, extractor fan, shaver point, LED mirror, towel radiator.

### First Floor Landing

Carpeted flooring, loft access hatch, ceiling light and oak doors leading to:

### Dressing Room

Having sliding doors and some restricted head room.

### Bedroom 1

11'5" x 15'3" approx (3.48m x 4.65m approx)

Double glazed window with fitted blinds to the rear, air conditioning unit, carpeted flooring, ceiling light, radiator.

### En-Suite

Velux window, shower cubicle with an electric shower, fully tiled walls, corner wash hand basin, low flush w.c., towel radiator, extractor fan, ceiling light.

### Bedroom 2

9' x 12' approx (2.74m x 3.66m approx)

Double glazed window to the front, carpeted flooring, radiator, ceiling light.

### Outside

Block paved driveway to the front, EV charging point, access to the rear from both sides of the property, gravelled area with a low level brick wall.

To the rear there is paved patio with raised borders, lawned garden with pathway to the shed at the bottom of the garden and fencing to the boundaries.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 52mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

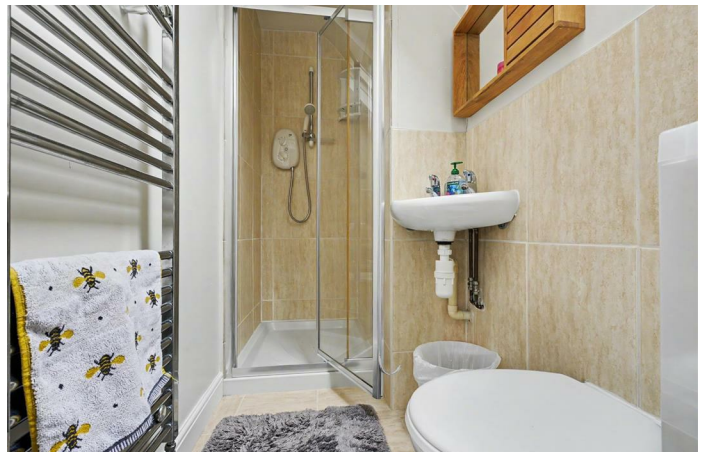
Other Material Issues – No

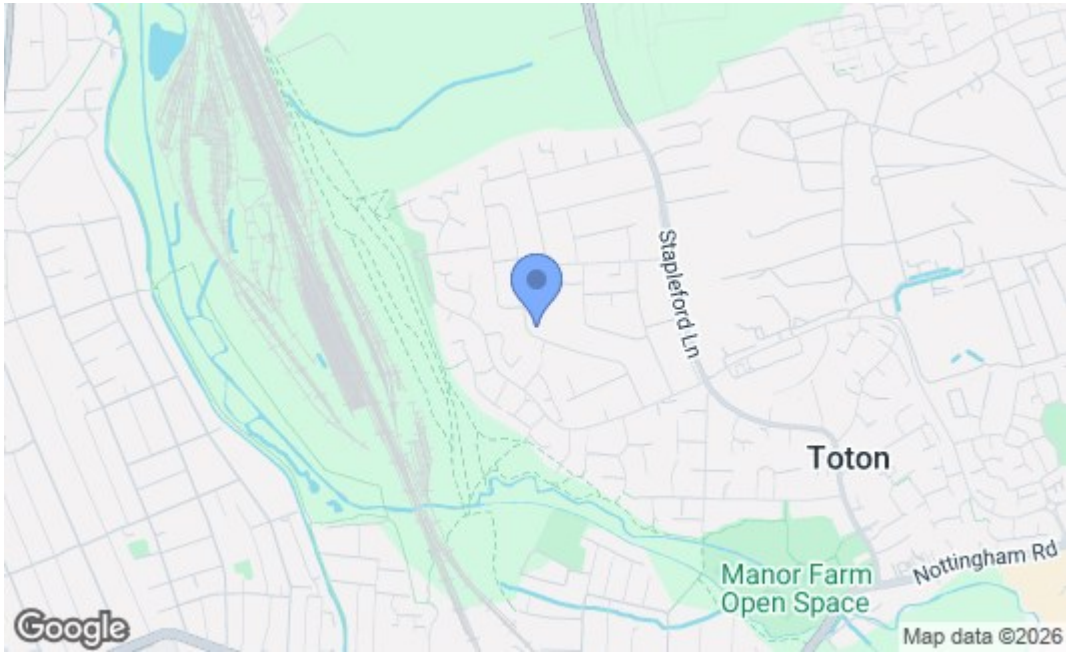
### Council Tax

Broxtowe Borough Council Band C

### 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 right hand side. 9479JM





| 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                     |         |                         |
| 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.