Robert Ellis

look no further...

Seaburn Road,
Toton, Nottingham
NG9 6HT

Price Guide £300-315,000

Freehold

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THIS IS AN IMMACULATE TWO DOUBLE BEDROOM DETACHED BUNGALOW WHICH HAS BEEN TASTEFULLY REFURBISHED THROUGHOUT AND HAS A PRIVATE, LANDSCAPED GARDEN TO THE REAR.

Being located on Seaburn Road in the heart of Toton, which is a very popular residential area to the West of Nottingham, this two double bedroom detached bungalow offers a lovely home which is ready for a new owner to move into without having to carry out any work whatsoever. For the quality of the workmanship that has been carried out and the size of the accommodation as well as the privacy of the landscaped rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the local amenities and facilities provided by the immediate area with further shops being found in the nearby towns of Long Eaton and Beeston and there are also excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a block paved parking area at the front which helps to give the bungalow a very neat appearance from the road. The bungalow is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having a new gas central heating system and double glazing throughout and includes a reception hall, lounge with French doors leading into the conservatory, an exclusively fitted kitchen with wall and base units and integrated appliances, two double bedrooms, both with fitted furniture and the main bedroom having an en-suite w.c. and the shower room which is fully tiled and has a mains flow shower system. Outside there is block paved parking at the front which extends down the right hand side of the bungalow where there is a most useful car port/covered area, the rear garden has been landscaped to keep maintenance to a minimum with it mainly being decked with borders to the sides and is kept private by having fencing to the boundaries.

The property is within easy reach of the Tesco superstore on Swiney Way with more supermarkets and other shops being found in the nearby towns of Long Eaton and Beeston as well as at the Chilwell Retail Parks where there is a M&S Food Store, Next, TK Maxx and several coffee eateries, there are walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and the excellent transport links include J25 of the M1, Eat Midlands Airport, Long Eaton, Beeston and East Midlands Parkway stations, the latest extension of the Nottingham tram system which terminates in Toton and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with tiled flooring leading through an opaque double glazed front door to:

Reception Hall
Gas and electric meters and electric consumer unit housed in a double fitted cupboard which has a double cupboard above, radiator, quality laminate flooring, hatch with ladder leading to the loft which is part boarded and has a light, double cloaks cupboard, glazed doors leading to the lounge and kitchen and panelled doors leading to the bedrooms and shower room

Lounge/Dining Room
19' x 10' approx (5.79m x 3.05m approx)
Having double opening double glazed French doors with a double glazed side panel leading into the conservatory, feature coal effect fire set in a Minton style surround with hearth, two opaque double glazed windows to the side, two radiators, two wall lights, quality laminate flooring and a recessed light in the ceiling throwing light to the wall over the fireplace where you would position a picture.

Conservatory
11' x 10' approx (3.35m x 3.05m approx)
The newly added conservatory has double opening, double glazed French doors leading out to the garden, double glazed windows to the side and rear, quality laminate flooring, polycarbonate vaulted ceiling with mood lighting and a radiator.

Breakfast Kitchen
11' x 10'6 approx (3.35m x 3.20m approx)
The kitchen has been re-fitted and has light grey Shaker style units and quartz work surfaces and includes a sink with a mixer tap and four ring induction hob set in a work surface which extends to two walls and has space for a bin cupboard, an integrated dishwasher, freezer and drawers below, integrated upright fridge and a shelved pantry cupboard, two shelved pull out racked storage unit, Zanussi double oven with cupboards above and below, further work surfaces/breakfast bar, matching eye level wall cupboards with lighting under, double glazed window to the side, vertical towel radiator, quality LVT style flooring, tiling to the walls by the work surface areas, recessed lighting to the ceiling and double glazed door leading out to the rear.

Utility Area
Next to the back door there is a brick built building which is now used as a utility area and has plumbing and space for an automatic washing machine with a shelf over with space above for a tumble dryer.

Bedroom 1
14' plus bay x 10' approx (4.27m plus bay x 3.05m approx)
Having a double glazed window with fitted blinds to the front, range of fitted wardrobes, radiator and recessed lighting to the ceiling.

En-Suite w.c.
The en-suite to the main bedroom has been created and has a white low flush w.c. and a hand basin with mixer tap and two drawers under and a double mirror fronted cabinet above, chrome ladder towel radiator and recessed lighting to the ceiling.

Bedroom 2
11' x 10' plus bay approx (3.35m x 3.05m plus bay approx)
Double glazed window with fitted blind to the front, recessed lighting to the ceiling, range of fitted wardrobes and a radiator.

Shower Room
The re-fitted shower room is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to two walls with sliding glazed door and protective screens, ladder towel radiator, pedestal wash hand basin with mixer tap, low flush w.c., opaque double glazed window, ladder towel radiator, recessed lighting to a panelled ceiling, tiled flooring, a Main boiler housed in a double airing/storage cupboard with space for a linen basket and shelving below.

Outside
To the front of the property there is a block paved area which provides off road parking for at least two vehicles and there is a low level fence to the front and left hand boundaries with a wall to the right hand side, the block paving carried on down the right hand side of the property to the car port where there is an outside light and external tap provided and a gate with a fence providing access to the rear of the property.

The rear garden has been landscaped to help keep maintenance to a minimum and provides a large decked area with several places to sit and enjoy outside living and there are borders to the left and rear of the decking with fencing to the side and rear boundaries and there is storage space behind the garage.

Car Port
17' x 7' approx (5.18m x 2.13m approx)
To the right of the property is a car port which has a polycarbonate roof supported by metal pillars and there is a chain fence running along the right hand boundary.

Garage
18' x 10' approx (5.49m x 3.05m approx)
The new concrete sectional garage is positioned to the rear of the property and this has an up and over door to the front, a double glazed window to the side, power, lighting and an alarm is provided in the garage.

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.
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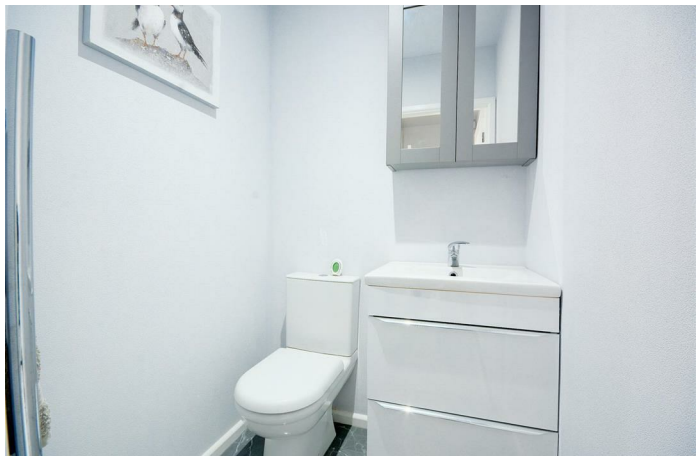
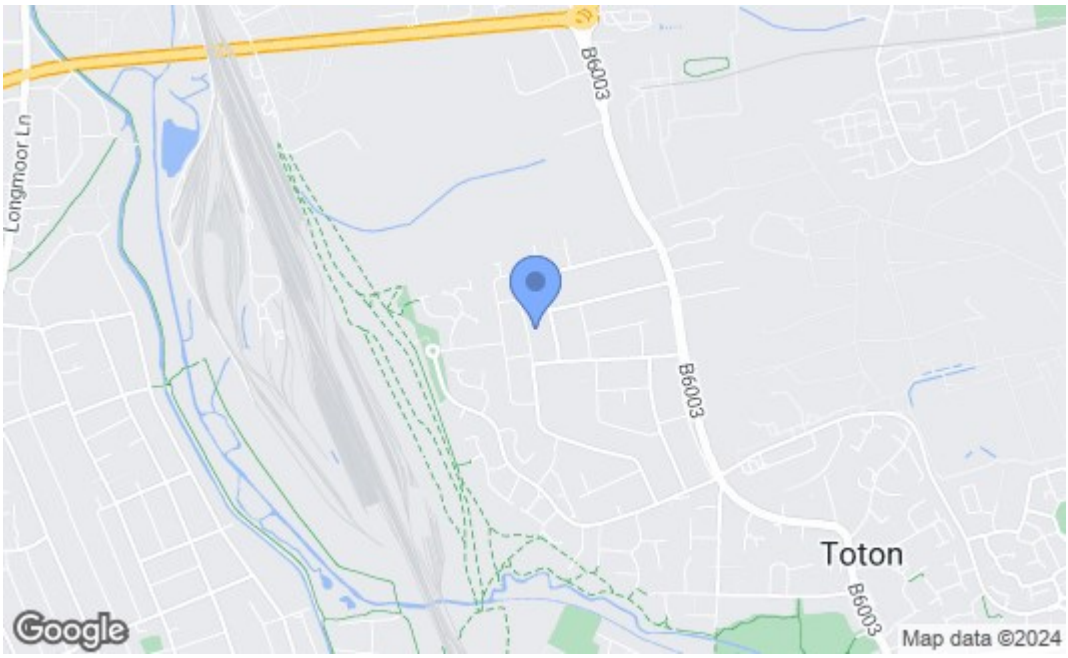
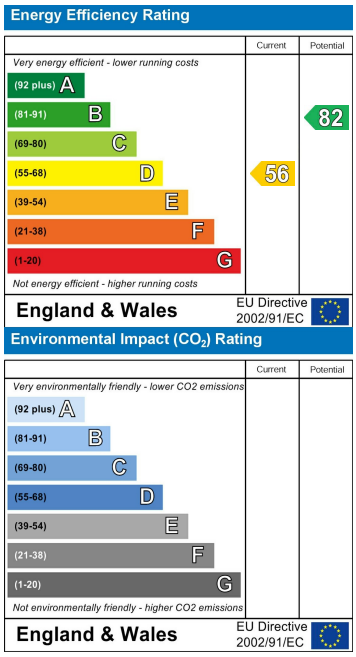
Agents Notes
Improvement works have been carried out since the EPC was produced.

Council Tax
Broxtowe Borough Council Band C







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.

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