Robert Ellis

look no further...

Seaburn Road,
Toton, Nottingham
NG9 6HT

O/I/R £325,000 Freehold

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AN EXTENDED AND RENOVATED TWO BEDROOM DETACHED BUNGALOW FOUND IN THE SOUGHT AFTER AREA OF TOTON. THE PROPERTY HAS BEEN EXTENDED TO CREATE AN OPEN PLAN DINING KITCHEN, TWO RECEPTION ROOMS, RE-FITTED FAMILY BATHROOM AND AN EN-SUITE TO THE MASTER BEDROOM.

Being positioned at the top of Seaburn Road, this beautiful property offers excellent accommodation all on a single level. With a double driveway to the front providing ample off the road car standing, low maintenance landscaped garden to the rear with artificial lawn. For the full size, extent and quality of the accommodation to be appreciated, we highly recommend a viewing.

The property stands well back from Seaburn Road in an elevated position and is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as re-fitted gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway, two double bedrooms, en-suite to the master bedroom, re-fitted family bathroom, living room, dining room and open plan re-fitted dining kitchen. As previously mentioned there is a block paved driveway to the front and side, free standing concrete sectional garage to the rear and a landscaped garden to the rear.

Being situated on Seaburn Road the property is within easy reach of the Tesco superstore found on Swiney Way with there being a number of other supermarkets and other retail outlets found in the nearby towns of Beeston, Long Eaton and Stapleford as well as at Chilwell Retail Park where there is an M&S food store, Next, TK Maxx and other outlets, if required there are excellent local schools which are within easy walking distance of the bungalow, healthcare and sports facilities which include several local golf courses, walks in the almost adjacent countryside, at Toton Fields and at the picturesque Attenborough Nature Reserve and the transport links include 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 Hallway
With a modern UPVC double glazed entrance door to the side, modern vertical radiator, ceiling light point, loft access hatch, airing/storage cupboard housing the re-fitted gas central heating boiler, modern panelled doors to:

Living Room
11'6 x 10'8 approx (3.51m x 3.25m approx)
UPVC double glazed window to the side, recessed spotlights to the ceiling and archway through to:

Extended Dining Area
9' x 8'3 approx (2.74m x 2.51m approx)
UPVC double glazed French doors to the landscaped rear garden, recessed spotlights to the ceiling, modern vertical radiator, archway through to living area and panelled door to dining kitchen.

Extended Dining Kitchen
17'9 x 10' approx (5.41m x 3.05m approx)
This magnificent extended dining kitchen benefits from having a range of contemporary wall and base units incorporating work surface over, double glazed windows to the side and rear, integral eye level oven, AEG induction hob with extractor hood over, 1½ bowl Franke sink with swan neck mixer tap, built-in fridge, freezer, dishwasher and Zanussi washing machine, wine cooler, recessed spotlights to the ceiling, luxury vinyl tiled flooring, modern, vertical radiator and ample space for dining table.

Bedroom 1
15'6 x 10'11 approx (4.72m x 3.33m approx)
UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point and panelled door to:

En-Suite Shower Room
Walk-in shower enclosure with mains fed shower above, vanity wash hand basin with storage cupboard below, low flush w.c., heated towel rail, recessed spotlights to the ceiling, tiled splashbacks and extractor fan.

Bedroom 2
10'10 x 10'2 approx (3.30m x 3.10m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Re-fitted Bathroom
6'5 x 5'10 approx (1.96m x 1.78m approx)
UPVC double glazed window to the side, modern L shaped panelled bath with electric shower over, vanity wash hand basin with storage cupboard below, low flush w.c., heated towel rail, ceiling light point, extractor fan and splashback panels.

Outside
To the front of the property there is a large block paved driveway providing ample off the road vehicle hard standing, fencing to the boundaries, secure gated access to the driveway at the side. To the rear of the property there is a free standing concrete sectional garage, landscaped garden with artificial lawn, raised flower beds, fencing to the boundaries and block paved patio area. Secure gated access to the rear, outside lighting and outside tap.

Directions
Proceed out of Long Eaton along Nottingham Road and at the the traffic lights with The Manor pub turn left into High Road which becomes Stapleford Lane. At the next set of traffic lights turn left into Banks Road, right into Seaburn Road and follow the road around for some distance and the property can be found on the right.
7150AMEC

Council Tax
Broxtowe Borough Council Band C

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

33 SEABURN ROAD, TOTON

TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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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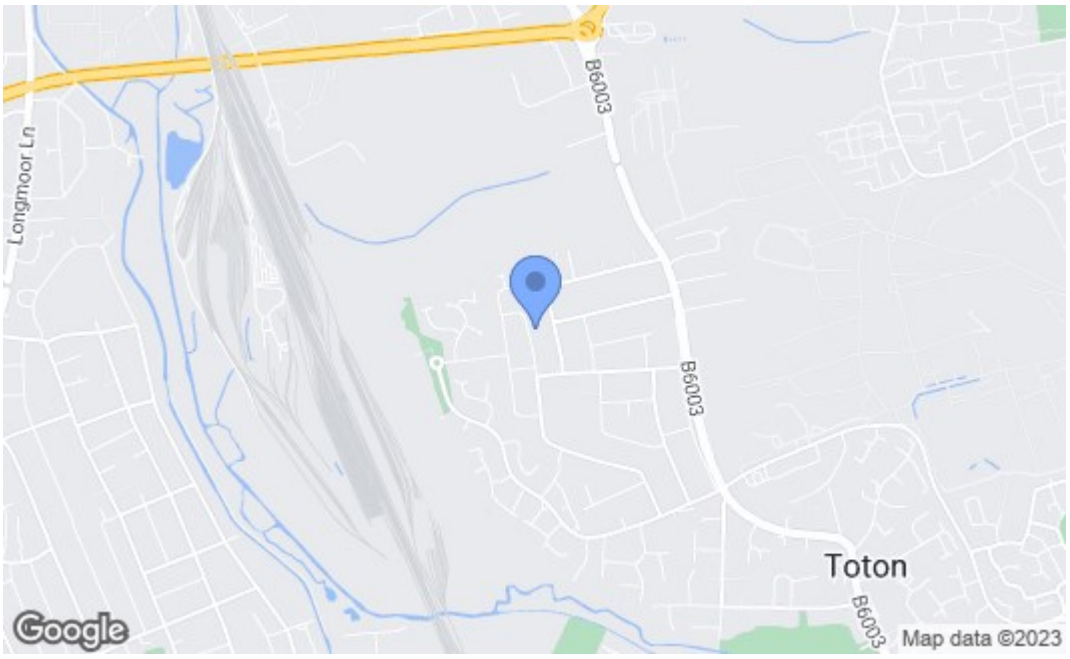

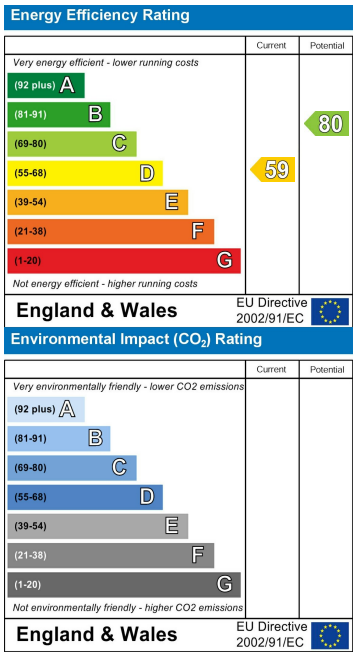

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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