

# HoldenCopley

PREPARE TO BE MOVED

Seaburn Road, Toton, Nottinghamshire NG9 6HN

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£280,000

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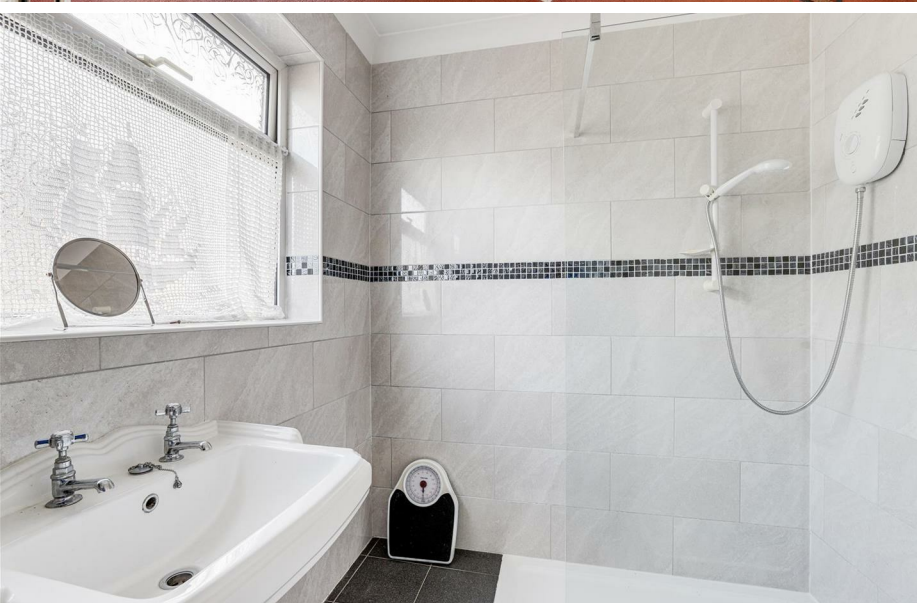
GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

We are delighted to offer this detached bungalow, situated in a highly sought-after residential area, providing convenient access to a variety of local amenities such as well-regarded schools, shops, and public transport links. This property presents an excellent opportunity for a range of buyers, especially those looking for single-storey living with the potential to customize and add their own personal touch. The accommodation comprises an entrance hall leading to a spacious living room. A good-sized fitted kitchen and a utility room. The property features three bedrooms—two generously sized rooms ideal for double beds, and a smaller third room that could be used as an office, study, or child's bedroom, making it versatile for a range of needs. There is also a three-piece shower suite, offering a practical bathroom setup. Externally, the front of the property features a gravelled and planted border, as well as a private driveway that leads to the single garage. The garage benefits from a side window for natural light, wooden doors to the rear, ample storage space, and double wooden doors opening onto the driveway. The rear garden is offering an enclosed, private space with a mixture of patio and gravelled areas, ideal for outdoor dining and low-maintenance upkeep. The garden also includes a shed and greenhouse, as well as a variety of mature plants, shrubs, and bushes, all enclosed by fence panels, ensuring privacy.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen & Utility Room
- Three-Piece Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

13'3" x 8'5" (max) (4.04m x 2.57m (max))

The entrance hall has carpeted flooring, a fitted base unit, a radiator, coving to the ceiling, access into the loft, carpeted flooring, and a UPVC door providing access into the accommodation.

### Living Room

18'0" x 10'11" (5.49m x 3.35m )

The living room has two UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, a feature fireplace, wood-effect flooring, and double French doors opening out to the rear garden.

### Kitchen

14'2" x 10'1" (4.33m x 3.08m )

The kitchen has a range of fitted base units with worktops, a stainless steel sink with taps and two drainers, a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for an under-counter fridge and freezer, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden.

### Utility Room

3'10" x 3'6" (1.19m x 1.09m )

The utility room has ample storage, a wall-mounted boiler, and a door opening out to the rear garden.

### Bedroom One

14'2" x 9'11" (max) (4.34m x 3.04m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted furniture including wardrobes, over head cupboards, a dressing table, and carpeted flooring.

### Bedroom Two

11'1" x 10'9" (max) (3.39m x 3.28m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

9'11" x 5'11" (3.04m x 1.82m )

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

### Shower Room

7'10" x 6'0" (max) (2.39m x 1.85m (max))

The shower room has a UPVC double glazed obscure window to the sided elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted electric shower fixture, an in-built cupboard, a chrome heated towel rail, coving to the ceiling, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled planted border, and a driveway to the garage, and access to the rear garden.

### Garage

17'9" x 8'0" (5.43m x 2.45m)

The garage has a window to the side elevation, a wooden door opening out to the rear garden, ample storage, and double wooden doors opening onto the driveway.

### Rear

To the rear of the property is an enclosed garden with a patio area, a gravelled area, a shed, a greenhouse, various plants, shrubs and bushes, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 220Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

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.

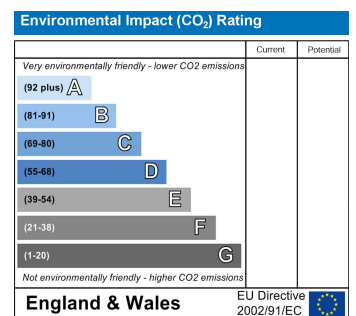
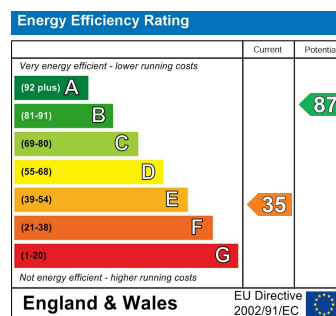
The vendor has advised the following:

Property Tenure is Freehold

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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 license 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.





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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