



Seaburn Road,  
Toton, Nottingham  
NG9 6HN

**£249,995 Freehold**





THIS IS A GABLE FRONTED DETACHED PROPERTY PROVIDING THREE OR FOUR BEDROOM ACCOMMODATION WHICH IS NOW IN NEED OF SOME UPDATING.

Being located on Seaburn Road which is in the heart of Toton and close to the excellent local schools and other amenities provided by the area, this gable fronted detached property provides an opportunity for a new owner to stamp their own mark on their next home. The property provides versatile accommodation, with three bedrooms to the first floor and a room to the ground floor which could be a further bedroom or second sitting room and there is also an extension to the rear which provides a sitting area and garden room with doors leading out to the rear garden. For the size of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is include in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating and from being mostly double glazed. Being entered through the main entrance door at the side, the accommodation includes a reception hall, from which there are stairs leading to the first floor and doors to the lounge, a second sitting room or fourth bedrooms, the breakfast kitchen which is fitted with wall and base units and the fully tiled ground floor shower room/w.c. At the rear of the kitchen there is an extension to the property which provides a further sitting area and a garden room. To the first floor the landing leads to the three bedrooms, two of which have ranges of built-in wardrobes and there is access points from the bedrooms to roof storage space and there is also a most useful first floor w.c. Outside there is a tarmacadam driveway which provides car standing at the front and access to the garage which is positioned at the rear of the property. The rear garden is very private and has a patio leading onto a lawn with an ornamental pond, borders and natural screening to the boundaries and there is a shed, summerhouse and additional store in the rear of the garden which will remain at the property when it is sold.

The property is well placed for easy access to all the excellent local schools provided by Toton which has been one of the main reasons why people have wanted to move to this area over the past couple of decades, there is a Tesco superstore on Swiney Way with further shopping facilities being found in the nearby towns of Long Eaton and Beeston as well as at the Chilwell Retail Parks where there is a TK Maxx, M&S food store 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, East Midlands Airport, Long Eaton, Beeston and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

UPVC front door with two inset opaque glazed panels and matching double glazed side panels leading to:

#### Reception Hall

Stairs with hand rail and cupboard under leading to the first floor, sliding doors to the lounge and sitting room and a radiator.

#### Lounge

16'9" x 10'6" approx (5.11m x 3.22m approx)

Double glazed window to the front, feature stone fireplace with a plinth to the side and hearth and skirting radiators to two walls.

#### Sitting Room/Bedroom 4

9'6" x 9'5" approx (2.9m x 2.88m approx)

Double glazed window to the front, pine panelling to one wall, skirting radiator, wall mounted mirror and shelving to one wall.

#### Breakfast Kitchen

14'10" x 10'5" approx (4.53m x 3.19m approx)

The kitchen is fitted with wall and base units and includes a 2½ bowl stainless steel sink with a mixer tap set in a work surface with cupboards under, space for a gas cooker, work surface with cupboard and two drawers below, further work surface with cupboards and drawers under, central breakfast bar/work surface with double cupboard beneath, spaces for an upright fridge/freezer, washing machine and tumble dryer, matching eye level wall cupboards, radiator, window looking through into the garden room and an opaque glazed window to the side.

#### Sitting Area

10'0" x 9'1" approx (3.06m x 2.79m approx)

Double glazed window to the rear and a window and glazed door looking and leading into the garden room at the side, panelling to one wall, folding door to a cupboard with shelving and storage and shelving to a second wall.

#### Garden Room

10'4" x 10'0" approx (3.17m x 3.07m approx)

Double opening doors leading out to the rear garden with windows to either side, radiator and storage heater (not tested), polycarbonate roof, work surface with pine fronted storage cupboards beneath and a door leading out to the drive at the side of the property.

#### Ground Floor Shower Room

5'5" x 7'8" approx (1.66m x 2.36m approx)

The shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to two walls and a glazed pivot door and protective screen, pedestal wash hand basin with a mirror to the wall above and a low flush w.c. with a concealed cistern with a surface to one side which has cupboards under and a shelved cupboard above, extractor fan and opaque double glazed window.

#### First Floor Landing

Double built in wardrobe with cupboards over and a mirror to the side panel, Velux window to the sloping ceiling over the stairs, hatch to loft and doors to:

#### Separate w.c.

The w.c. has a low flush w.c. and a corner hand basin with a tiled splashback and cupboard above.

#### Bedroom 1

8'2" x 10'4" approx (2.51m x 3.15m approx)

Double glazed window to the front, range of built-in wardrobes and a storage cupboard with shelving and a double cupboard over the door entering the bedroom, radiator and two access points to roof storage space.

#### Bedroom 2

10'6" x 8'2" approx (3.22m x 2.49m approx)

Double glazed window to the rear, range of wardrobes providing shelving and hanging space with mirror fronted doors and cupboard over, two access points from the bedroom to the roof storage space, radiator and a wall light over the bed position.

#### Bedroom 3

7'10" x 7'1" approx (2.39m x 2.17m approx)

Two double glazed windows, shelving to two walls and a radiator.

#### Outside

At the front of the property there is a tarmac drive which runs down the side of the house and provides access to the garage and at the front there is car standing with established screening to the front and left hand boundaries and a low level fence to the right hand side. There is a bin storage area next to the garage and a door provides access into the garden room at the rear of the property.

At the rear there is a slabbed patio leading with a path leading to a second patio at the bottom of the garden and also providing access to the garage, shed and further store. There is a lawn with an ornamental pond and established borders to the sides and there is natural screening to the boundaries.

#### Garage

There is an asbestos panelled garage with double doors to the front and a door and window to the side.

#### 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.  
8197AMMP

#### Council Tax

Broxtowe Borough Council Band C

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Superfast 28mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

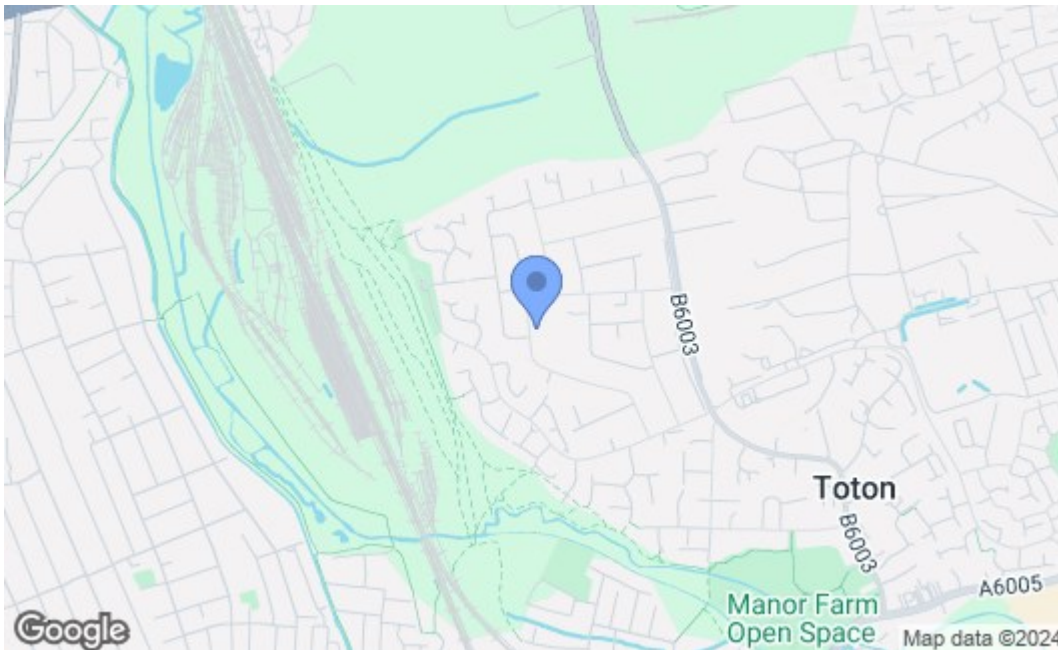
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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	

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.