

Whiting Avenue,  
Toton, Nottingham  
NG9 6FD

**Price Guide £195-205,000**  
**Freehold**





THIS IS A TRADITIONAL SEMI DETACHED HOUSE WHICH IS SITUATED IN THE HEART OF THIS MOST DESIRABLE RESIDENTIAL AREA.

Being situated on a corner plot in the heart of Toton, this distinctive two or three bedroom semi detached home offers the opportunity for a new owner to stamp their own mark on their next property. This is a property which provides the opportunity to create a two or three bedroom home which is well placed for easy access to all the excellent local amenities and facilities which include excellent local schools, shopping facilities and transport links including the latest extension to the Nottingham tram system which terminates in Toton. The property is being sold with the benefit of vacant possession and for the size of the accommodation and potential of the property to be fully appreciated, we recommend that interested parties do take an internal inspection so they can see all that is included in the property for themselves.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the extended accommodation derives the benefits from being double glazed and having a gas central heating system. In brief the house includes a reception hall, lounge/sitting room, a well fitted kitchen with surface areas, with cupboards and drawers below and there are also matching wall cupboards above, there is a ground floor shower room/w.c. and a most useful utility area which has a door leading out to the rear garden. To the first floor the landing leads to two double bedrooms and a third room which is currently used as a first floor w.c. and can be either made into a full bath/shower room or changed back into a third bedroom. Outside there is a Presscrete driveway at the front and left hand side where there is a car port with the garden area at the front having hedging and fencing to the boundaries and the rear garden has been designed to keep maintenance to a minimum with there being a wooden shed at the bottom and fencing to the three boundaries.

The property is well placed for easy access to the excellent local schools which over the past couple of decades have been the main reason why people have wanted to move into the Toton area with the schools being within walking distance of the property, healthcare and sports facilities which include several local golf courses, Tesco superstore on Swiney Way with many more shopping facilities being found in the nearby towns of Long Eaton and Beeston and also at the Chilwell Retail Parks where there is an N&S food store, Next and several coffee eateries, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with an ornate inset double glazed panel leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, radiator and a pine door with inset glazed panels leading to:

### Lounge/Sitting Room

16'4" x 11'3" approx (4.98m x 3.43m approx)

Having a double glazed window to the front, coal effect gas fire set in a feature stone fireplace with a stone plinth to the right hand side and surface with cupboards to the left and a radiator.

### Kitchen

14'3" x 8'7" approx (4.36 x 2.64m approx)

The kitchen is fitted with white gloss units and has a double Belfast sink with a mixer tap and double cupboards under, four ring hob set in a work surface with double cupboard below, work surface with cupboards and drawers under and a further work surface with cupboard and drawer below, oven and microwave oven with cupboards above and below, tiling to the walls by the work surface areas which match work surfaces, half double glazed door and window leading and looking into the utility room, radiator, double glazed window with fitted blind to the side and a pine door leading to:

### Shower Room/w.c.

Being fully tiled and having a shower with a Triton electric shower, tiling to two walls and curved glazed doors and protective screens, low flush w.c. with a concealed cistern and a sink with mixer tap and cupboards and drawers beneath, double mirror fronted cupboard, chrome heated ladder towel radiator and an opaque double glazed window.

### Utility Area

14' x 6'6" approx (4.27m x 1.98m approx)

Being positioned off the kitchen and having double glazed windows with fitted blinds to the rear and side, work surface with cupboards under, wall cupboards and a wine rack, space for both an automatic washing machine and tumble dryer, wall mounted boiler (not tested), half glazed door leading out to the rear and a wall mounted electric consumer unit.

### First Floor Landing

Double glazed window with fitted blind to the side and doors leading to:

### Bedroom 1

11'8" x 11'3" approx (3.56m x 3.43m approx)

Double glazed window with a fitted blind to the front, radiator, built-in wardrobe/storage cupboard with a double glazed window with a blind to the front.

### Bedroom 2

13' x 8'3" approx (3.96m x 2.51m approx)

Double glazed window with fitted blind to the rear, radiator and an airing/storage cupboard.

### Bedroom 3/w.c.

11'2" x 5'8" approx (3.40m x 1.73m approx)

This bedroom is currently used as a first floor w.c. and could easily be changed into a full bath/shower room, or have all the toilet removed and changed back into a bedroom. The room currently has a low flush w.c. with a concealed cistern and a hand basin with mixer tap and a tiled splashback and double cupboard under and there is a radiator.

### Outside

At the front of the property there is a Presscrete driveway with double wrought iron gates leading out to the road and there is parking under a car port to the left hand side of the property with a path leading to the front door and across the front of the house with there being a lawn with borders at the front and a hedge and gate to the front and right hand boundaries and a fence to the left hand boundary. There is an outside tap provided at the side of the property and there is a gate leading to the rear garden.

The rear garden has been designed to keep maintenance to a minimum and there is a shed at the bottom of the garden with the garden being kept private by having fencing to the three boundaries.

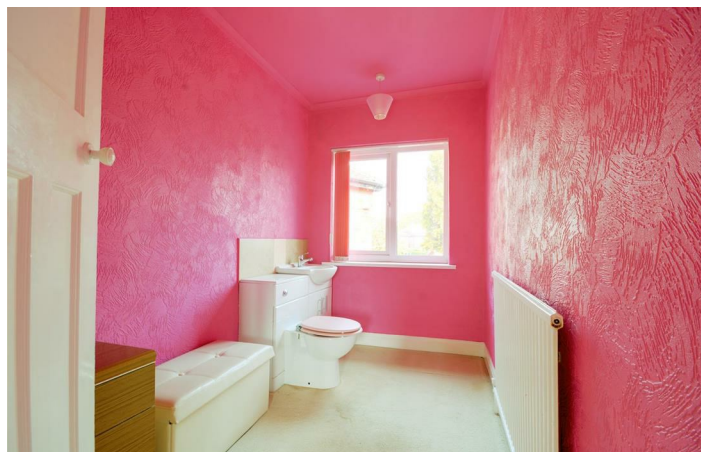
### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road. Follow the road as it becomes Stapleford Lane and just before the traffic light crossroads turn left onto Carrfield Avenue. Turn first right onto Whiting Avenue where the property can be found on the corner.

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### Council Tax

Boxtowe Borough Council Band B

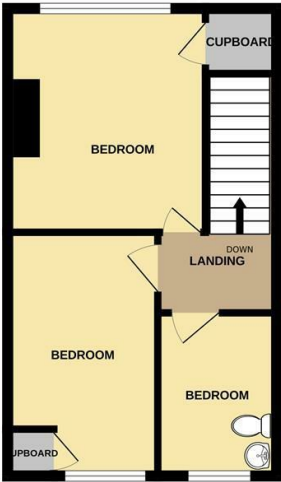




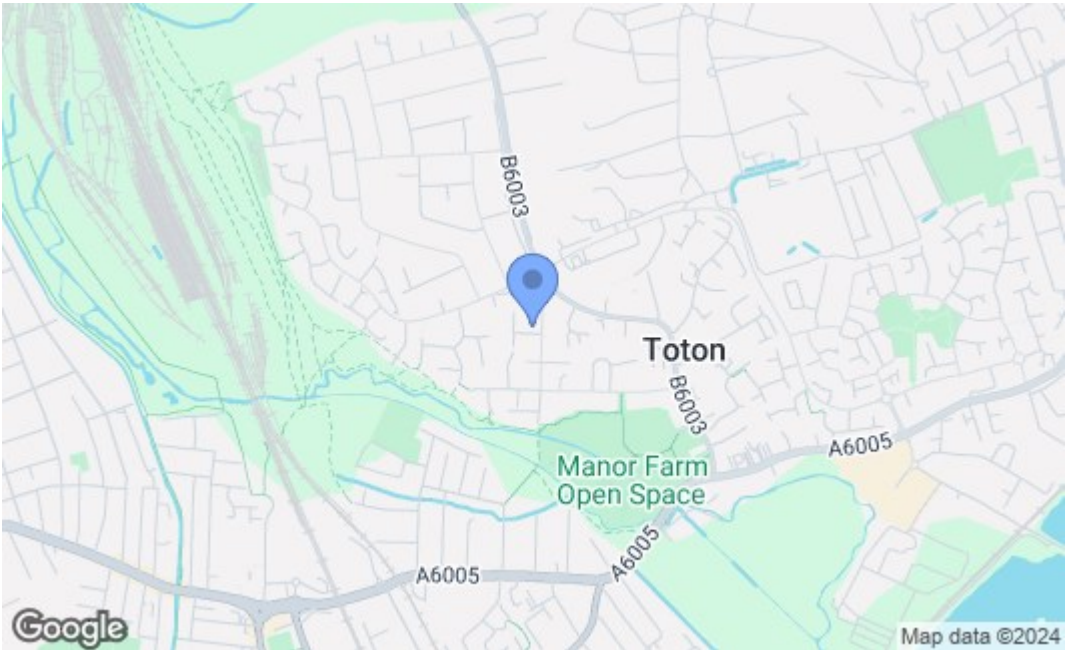
GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		
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		

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