



England & Wales	
EU Directive 2002/91/EC	
Very low energy building - lower CO2 emissions	A
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Medium energy building - lower CO2 emissions	C
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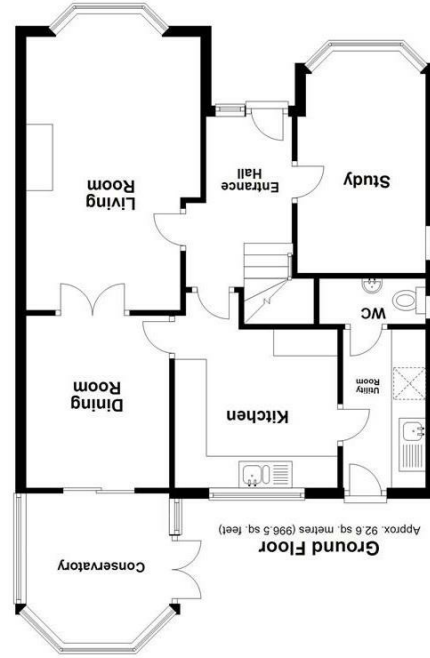


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com



**John Sankey**  
 Estate Agents

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John Sankey

49 Diamond Avenue, Rainworth, Notts, NG21 0FF  
 Guide Price £350,000 to £360,000

**John Sankey**  
 Estate Agents



# Diamond Avenue

## Rainworth

**GUIDE PRICE £350,000-£360,000** Welcome to this impressive FOUR-BEDROOM detached executive family home offering abundant space and a warm entrance hall that sets the tone for the entire property.

The ground floor boasts a dedicated study, a spacious lounge, a separate dining room, a delightful conservatory, and a modern kitchen. Convenience is key with the property also offering a utility room and a downstairs WC.

Moving to the first floor, you'll find well-proportioned bedrooms, each benefiting from fitted wardrobes for optimal storage. The principal bedroom goes a step further with its private ensuite. The gas central heating system, including a new boiler installed in October 2023 and a Hive system, ensures comfort throughout. Outside, the property sits on a delightful plot featuring a secure rear garden, a double driveway, and a double garage. Positioned in close proximity to local amenities, this family home offers the perfect blend of comfort and convenience.

### How to find the property

Enter the village of Rainworth via the bypass and at the roundabout take the second exit and then at the mini roundabout turn right again onto Kirklington Road, take the first left turn onto Sherwood Road, following round until it becomes Diamond Avenue where the property is located on the left, clearly marked by one of our signboards.

### Ground Floor

#### Entrance Hall

The generous and welcoming entrance hall is accessed through a UPVC double-glazed door, featuring kamdean flooring. A staircase rises to the first floor, and internal doors lead to the lounge, study, and kitchen. Additionally, there is a central heating radiator.

#### Study

13'9" maximum into bay x 7'11"

This room offers versatility, currently serving as a home office but adaptable to various needs such as a second sitting area or a child's playroom. Featuring kamdean flooring, a UPVC double glazed window to the front elevation, TV point, power points and a central heating radiator.

#### Lounge

18'4" maximum into bay x 10'10" maximum

The lounge features a coal-effect gas fire, serving as a central focal point, and a UPVC double-glazed bay window to the front, allowing ample natural light. The room boasts kamdean flooring, coving to the ceiling, two central heating radiators, TV and power points. Double doors open into the dining room, enhancing the generous proportions of the space.



#### Dining Room

10'8" x 8'10"

Flowing seamlessly from the lounge, this area comfortably accommodates at least six people to dine. The room features kamdean flooring, coving to the ceiling, a central heating radiator, and a sliding patio door leading to the conservatory. An internal door provides convenient access to the kitchen.

#### Conservatory

9'3" maximum x 8'10"

A delightful space to relax with UPVC double glazed windows and doors offering views and access to the rear garden. Featuring tiled flooring, power points and a central heating radiator that makes the room usable all year round. A sliding patio door conveniently connects to the dining room.

#### Kitchen

10'1" x 9'10"

This modern kitchen boasts sleek wall & base units with integral appliances, including a fridge, dishwasher, microwave oven, and separate Bosch oven. The roll-edge work surface houses a 1 1/2 bowl counter-sunk sink with a mixer tap, complemented by a five-ring gas hob with an extractor above. Featuring stylish tiled splash backs and tiled flooring, the kitchen is illuminated by spotlights on the ceiling. A UPVC double glazed window to the rear provides a pleasant view of the garden, and there's convenient access to the utility room from here.

#### Utility Room

9'10" x 5'1"

The utility room is a practical space with additional wall and base units, featuring a sink and drainer with a mixer tap. It comes equipped with an integrated washing machine and offers space for a tumble dryer. The recently installed gas central heating boiler in October 2023 is a significant advantage for a buyer. Access to the rear garden is facilitated through a UPVC double glazed door, and the utility area also houses a central heating radiator. There are internal doors leading to both the kitchen and the downstairs WC.

#### Downstairs W.C.

The downstairs WC features a low flush WC and a wall-mounted sink with a mixer tap. There's a chrome heated towel rail, natural light fills the space through the UPVC double glazed window to the side aspect. Tiled flooring enhances the overall aesthetic.

#### First Floor

##### Bedroom No. 1

11'7" x 11'2" excl built in wardrobes

A spacious double bedroom adorned with fitted wardrobes, offering ample storage solutions. Natural light fills the room through the UPVC double glazed window to the front. Comfort is ensured with a central heating radiator, power points and a door gives access to the ensuite.

##### En Suite

The en-suite is tastefully designed, featuring a low flush WC, a vanity sink unit with a mixer tap and storage cupboard beneath, and a mains fed rainfall shower. The shower area is enhanced with wet wall boarding for a contemporary look. The remaining walls are tiled, providing both functionality and aesthetics. The space is illuminated with spotlights to the ceiling, and the chrome heated towel rail is also a useful extra. Natural light filters in through the UPVC double glazed window to the side.

##### Bedroom No. 2

11'9" x 9'

Bedroom two is another generously sized double room, complete with fitted wardrobes for ample storage. A UPVC double glazed window to the front aspect allows natural light to fill the space. Additional features include a central heating radiator and power points.

##### Bedroom No. 3

10'4" x 8'2"

Bedroom three is a well-proportioned double bedroom, offering the convenience of fitted wardrobes for storage needs. With a central heating radiator, power points, and a UPVC double glazed window providing views over the garden, this room is both comfortable and functional.

##### Bedroom No. 4

7'4" x 6'8"

Bedroom four is a comfortable space featuring a fitted wardrobe, UPVC double glazed window offering views to the rear, a central heating radiator, and power points.

#### Bathroom

The bathroom boasts a contemporary design, featuring a three-piece suite comprising a low flush WC, an inset sink unit with mixer tap and a countertop with storage beneath, and a P-shaped bath with an electric shower over and a fitted glazed shower screen. The walls are partially tiled, and there's a heated towel rail along with a UPVC double glazed window providing natural light from the rear.

#### Outside

The property sits on a generous plot with a lawn frontage featuring a central path leading to the main entrance door. A double driveway offers ample off-road parking, extending to the double garage, and gated access to the side leads to the rear garden.

The rear garden is landscaped to include a paved patio area for seating, a lawn, and an additional slate seating area at the bottom of the garden. The outdoor space is complemented by external power sockets and an outside tap. Gated access to the side leads to the front, and there is also a door providing rear access to the garage. The garden offers a relatively private and secure setting, making it an ideal space for entertaining and children to play.

#### Garage

The double garage, with two doors but one unified space, offers power and lighting along with a vaulted ceiling, providing potential for additional storage space. This versatile area could be repurposed as a home office or gym, depending on your specific requirements.

#### Additional Information

Tenure: Freehold

Council Tax Band: E

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