



lighthouse

estate agents



35 Diamond Avenue, NG17 7GN

Offers In The Region Of £174,950

Nestled in the charming area of Diamond Avenue, Kirkby-In-Ashfield, Nottingham, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. With two well-proportioned bedrooms, this home offers ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. The property has been thoughtfully updated with modern amenities, including a new wood burner that adds a touch of warmth and character to the living space, as well as a new boiler for efficient heating. Furthermore, the boiler is under a 7-year warranty, ensuring that you can enjoy the comforts of modern living without the worry of unexpected repairs.

Attention to detail is evident throughout, with new oak doors enhancing the aesthetic appeal and providing a touch of elegance. The exterior has also been meticulously maintained, featuring new guttering and fascias, along with new window glass and gaskets, ensuring both functionality and style.

One of the standout features of this home is the insulated conservatory, which comes with a reassuring 10-year warranty on its roof, providing peace of mind for future years. Additionally, the property is equipped with a new double oven, making it an ideal choice for those who enjoy cooking, the kitchen also features underfloor heating to keep your feet warm while cooking.

For those with vehicles, the property offers parking for two vehicles and a large garage at the rear of the garden, a valuable asset in this desirable location.

In summary, this semi-detached house on Diamond Avenue is a wonderful blend of modern comforts and traditional charm, making it an ideal choice for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

Entrance Hall 5'10" x 11'10" (1.80 x 3.63)

Reception Lounge 12'0" x 11'5" (3.66 x 3.50)

Dining Room 17'10" x 8'7" (5.46 x 2.64)

Kitchen 9'1" x 9'3" (2.79 x 2.82)

Conservatory 6'7" x 10'0" (2.01 x 3.05)

First Floor Landing 6'1" x 14'8" (1.86 x 4.48)

Bedroom One 11'11" x 11'6" (3.65 x 3.52)

Bedroom Two 11'9" x 8'6" (3.59 x 2.60)

Bathroom 9'2" x 5'11" (2.80 x 1.81)

Cellar

Enclosed Rear Garden

Driveway & Garage

Agents Disclaimer

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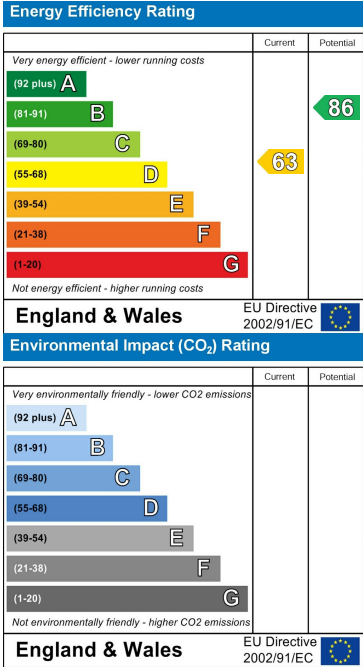
Floor Plan



Area Map



Energy Efficiency Graph



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Lighthouse Estate Agents Ltd.
Registered Office: 55 Station Street , Kirkby In Ashfield, Nottinghamshire NG17 7AN
Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk
www.lighthouse-estateagents.co.uk

Company No: 05878430

