



57 DIAMOND AVENUE NOTTINGHAM

£950 Per

A spacious and modern refurbished three bedroom terraced home offering generous accommodation throughout, including two reception rooms, a modern fitted kitchen, contemporary family bathroom and a large enclosed rear garden. Ideally suited to families, the property benefits from neutral décor, gas central heating, double glazing and excellent access to local amenities, schools and transport links. Perfect for families.



• VIRTUAL TOUR AVAILABLE • Refurbished throughout • Brand new kitchen with integrated appliances

Entrance Hallway

The property is entered via the front door into a welcoming porch that leads to the hallway, perfect for shoe and coat storage.

Living / Dining room

A spacious and bright living room positioned to the front of the property, featuring a bay window and feature wall allowing plenty of natural light. The room is finished with neutral décor and modern flooring, creating a comfortable main reception space. The second reception room offers direct access towards the rear garden. This room is ideal for entertaining, family meals, or use as a separate sitting area.

Kitchen

A modern fitted kitchen comprising a range of stylish blue wall and base units with marble-effect worktops and splashbacks. The kitchen includes the following integrated appliances, hob, oven, fridge/freezer and dishwasher. There is also space for a washing machine. There is a cupboard under the stairs for household storage.

Bedroom 1

A large double bedroom with neutral décor located to the front of the property, fitted carpet and multiple windows providing an ample amount of natural light. This room offers ample space for bedroom furniture.

Bedroom 2

A further good-sized double bedroom, finished with neutral walls, fitted carpet and a radiator.

Bathroom

A modern family bathroom fitted with a white three-piece suite

comprising bath with overhead shower and glass screen, wash hand basin with vanity unit, and WC. The bathroom is finished with contemporary wall and floor tiling and a chrome heated towel rail.

Bedroom 3

A single bedroom to the rear of the property, ideal for use as a child's room, nursery, dressing room or study. The room is neutrally decorated and benefits from natural light.

Rear Garden

To the rear is a large enclosed garden, offering excellent outside space for families, entertaining or relaxing. The garden includes a paved area and lawn-style section, with boundary fencing. There is a shed included in the property for additional storage. There is also a lockable gate to access the side of the property (shared alleyway).

Location

Situated in Kirkby-in-Ashfield, this property is well placed for local amenities, public transport links and nearby schooling. Kirkby-in-Ashfield railway station is approximately 0.9km away, with Sutton Parkway also within easy reach, and there are several nearby bus stops on Roseberry Street and Diamond Avenue. The wider NG17 area offers convenient access to Sutton-in-Ashfield, Mansfield and surrounding commuter routes, with local shops, supermarkets and everyday services close by. Families are also well catered for, with a number of schools in the wider area.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: gas central heating.



- Brand new flooring and carpets throughout
- Modern throughout
- Spacious property
- Ideal for a family
- A short walk away from local shops and schools
- Council tax band = A
- EPC Rating = C

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.


Council: Ashfield District Council

Any planning permission in the area: see

<https://planning.ashfield.gov.uk/planning-applications>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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