

# TANNERS

**109 Diamond Avenue, Kirkby in Ashfield  
Nottingham NG17 7LX**



**Price Guide: £350,000**

**A substantial modern four bedroomed detached house with gas central heating, garage and gardens. The accommodation would benefit from some upgrading giving an opportunity for a purchaser to modernise to their own taste and requirements.**

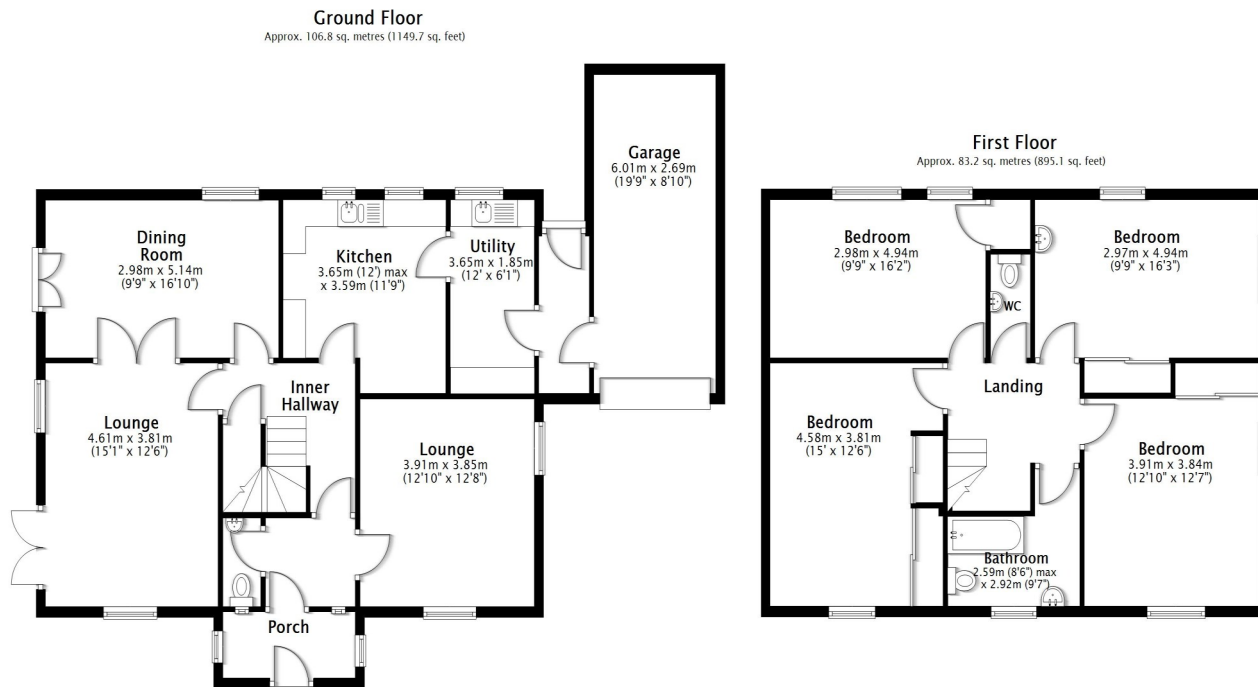
**28-30 Pelham Street, Nottingham NG1 2EG**

Telephone: 0115 958 6586

[www.tanners-properties.co.uk](http://www.tanners-properties.co.uk)

e mail: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)

**The Independent Property Professionals**





Directional Notes

The property can be approached by traveling out of Kirkby in Ashfield town centre eastwards along Diamond Avenue, the property situated approximately half way along Diamond Avenue on the left-hand side. Alternatively travel along the A611 Derby Road turning towards Kirkby along Diamond Avenue, the property on the right-hand side.

Description

A substantial modern detached house providing spacious 4-bedroom accommodation over 2 floors occupying a generous garden plot having an attached brick and tiled garage.

The property fronts Diamond Avenue forming part of an established and well-regarded residential locality on the eastern outskirts of Kirkby in Ashfield.

Accommodation

Ground floor

Enclosed brick and tiled porch leading to

Entrance hall, Staircase to first floor, ground floor toilet with low suite WC, washbasin.

Living Room - 4.61m x 3.81m, French doors to side garden, doors opening to:

Dining Room - 5.14m 2.98m, French doors to side garden

Kitchen - 3.65m maximum x 3.59m, fitted with a range of wall cupboards and base units incorporating stainless steel sink.

Utility - 3.65m 1.85m stainless steel sink, Viessman gas fired boiler, store cupboard off, door leading to enclosed lobby giving access to garage.

First Floor

Bedroom 1 (rear) - 4.94m x 2.98m, airing cupboard

Bedroom 2 (front) - 4.58m 3.81m including range of fitted wardrobes

Bedroom 3 (rear) - 4.94m x 2.97m, small wardrobe, pedestal washbasin.

Bedroom 4 (front) - 3.91m x 3.84m small wardrobe.

Bathroom - panelled bath with Triton shower over, pedestal wash hand basin, low level w.c.

Separate toilet - low suite w.c. and wash hand basin

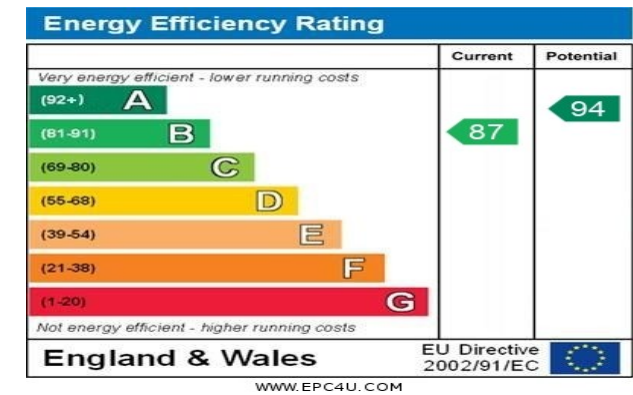
Outside

The house occupies a good-sized plot, at the front there is a driveway giving parking for a number of cars and access to the attached brick and tiled garage 6.01m x 2.69m internal measurements.

At the rear is a generous garden laid to rough grass.

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



Council Tax:  
Council Tax Band E current charges £3,049.42  
2025/2026 Ashfield District Council

Viewing:  
Strictly by appointment through the Nottingham Office Tel: 01159586586  
E mail: tanners@tannersproperties.co.uk



Note: These details are for guidance only. All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.