



Offers Over £300,000 Freehold

129 DIAMOND AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7LZ

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STYLISH FAMILY RESIDENCE. Step inside and you're immediately struck by the bright and spacious interior. A generous lounge to the front is flooded with natural light, creating an inviting and versatile living space ideal for both relaxing evenings and entertaining guests. The ground floor has been thoughtfully updated, featuring a sleek, open plan kitchen/dining room complete with quality appliances and ample storage—perfect for those who love to cook and host. Stylish décor throughout enhances the sense of warmth and sophistication. Complemented by french doors opening to the rear garden.

Upstairs, the property continues to impress with three well-sized bedrooms, each offering a blank canvas and comfortable retreat. The addition of two tastefully designed bathrooms provides excellent practicality for busy family living, all finished to a high standard with modern fittings and attention to detail.

Externally, the home boasts a charming garden offering an ideal space for outdoor dining, family gatherings, or simply unwinding in the fresh air. The semi-detached setting offers a sense of privacy while still being part of a friendly and established neighbourhood.

This is a fantastic opportunity to acquire a stylish, move-in-ready home in a sought-after location—perfect for growing families or those looking to enjoy modern living in a well-connected area.

Call now to book your viewing!





#### Entrance Hallway

Wonderful entrance hall with laminate flooring, paneling along the walls, central heating, windows to the front and leading access into;

#### Living Room 12'0" x 10'11"

Bright and airy lounge offering laminate flooring, central heating radiator, fitted cupboard and a bay window positioned to the front elevation.

#### Kitchen/Dining Room 18'6" x 12'11"

Modern open plan kitchen/dining room excellent for entertaining complemented by french doors opening to the rear garden. The kitchen area comes complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar dividing the

cooking space from the dining area. Windows to the rear.

#### Side Porch

Access to the front and rear of the property, allowing easy access from the front to the garden.

#### Landing

Window to the side and leading access into;

#### Bedroom One 12'0" x 13'0"

Carpeted flooring, central heating radiator, en suite and a window to the rear elevation.

#### En Suite 7'10" x 5'10"

Neutral three piece suite including a hand wash basin, low flush wc, walk in shower and a window to the rear elevation.

#### Bedroom Two 12'0" x 10'11"

Carpeted flooring, central heating radiator and a bay window to the front elevation.

#### Bedroom Three 6'11" x 6'9"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 7'10" x 5'10"

Family bathroom comprising of a hand wash basin, low flush wc and a bath with an overhead shower. Window to the side elevation.

#### Garage 9'0" x 17'8"

Accessible from the front elevation.

#### Outside

Decorative frontage with a well kept lawn, decorative shrubs, private driveway and a

garage. The rear garden offers an expansive lawn with hedge/fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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