



## 23 Diamond Avenue, Rainworth

£250,000 Freehold

TWO RECEPTION ROOMS & DOWNSTAIRS WC • RECENT WORKS INCLUDE NEW CARPET TO THE STAIRS, LANDING AND MASTER BEDROOM • DETACHED FAMILY HOME – SUBSTANTIALLY REDUCED • THREE WELL PROPORTIONED BEDROOMS WITH MASTER EN-SUITE • DRIVEWAY, GARAGE AND LOVELY ESTABLISHED REAR GARDEN • EPC RATING: D



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**





## 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 hand side.

## Entrance Hall

Dimensions: 1.27m x 0.89m (4'2" x 2'11"). The entrance area is a welcoming space accessed through a UPVC double glazed door. It features a central heating radiator and practical flooring that leads seamlessly into the lounge. This space sets the tone for the home, offering easy access to the main living areas.

## Living Room

Dimensions: 4.85m maximum x 3.61m (15'11" maximum x 11'10"). An inviting lounge with a UPVC double glazed bay window to the front aspect, flooding the room with natural light. The focal point of the lounge is a charming coal-effect gas fire, which adds warmth and a cozy ambiance. The room is well-appointed with two central heating radiators, TV, phone points, and ample power points. Internal doors provide access to the dining room and the staircase to the first floor.

## Dining Room

Dimensions: 2.95m x 2.69m (9'8" x 8'10"). This versatile and light-filled reception room offers a great space for family meals or entertaining. A UPVC double glazed patio door opens directly onto the rear garden, making it perfect for indoor-outdoor living. The room is tastefully decorated with a central heating radiator and power points. It also offers seamless access to both the lounge and the kitchen through internal doors.

## Kitchen

Dimensions: 3.02m x 2.69m (9'11" x 8'10"). The kitchen is well-equipped with a range of wall and base units, complemented by a work surface that houses a four-ring gas hob with an extractor above and an oven beneath. A Belfast-style feature sink with a mixer tap adds a touch of elegance. The kitchen also includes space and plumbing for a washing machine and space for a freestanding fridge freezer. Natural light floods the room through the UPVC double glazed window and door, which also provide access to the rear garden. A central heating radiator keeps the space warm and inviting.

## Downstairs WC

Dimensions: 1.37m x 0.94m (4'6" x 3'1"). Conveniently located on the ground floor, the WC features a low flush toilet and a pedestal sink unit. This space is particularly useful for families with young children or when entertaining guests. A central heating radiator completes this practical room.

## First Floor Landing

Dimensions: 2.69m maximum x 2.69m maximum (8'10" maximum x 8'1). The landing area is tastefully decorated with newly fitted carpet and neutral walls. A UPVC double glazed window to the side aspect ensures the space is filled with natural light. The landing also offers loft access, with the loft being part-boarded for storage and

## Bedroom No 1

Dimensions: 3.58m x 2.92m (11'9" x 9'7"). A generously proportioned double bedroom featuring a comprehensive range of fitted wardrobes and over-bed storage. A UPVC double glazed window offers pleasant views over the rear garden, while a central heating radiator and newly fitted carpet add comfort. An internal door provides access to the en-suite.

## En-Suite

Dimensions: 1.91m x 1.45m (6'3" x 4'9"). The en-suite is well-appointed with a low flush WC, a vanity-style sink unit with a mixer tap and storage beneath, and a mains-fed shower cubicle with sliding glazed doors. The cubicle is finished with modern tiling, and a UPVC double glazed window to the rear aspect ensures plenty of natural light. A central heating radiator completes this space.

## Bedroom No 2

Dimensions: 3.35m maximum x 3.28m (11' maximum x 10'9"). This spacious double bedroom benefits from a UPVC double glazed window overlooking the front aspect, which fills the room with natural light. The room also features a central heating radiator and power point.

## Bedroom No 3

Dimensions: 2.77m x 2.24m (9'1" x 7'4"). A well-proportioned single bedroom with a UPVC double glazed window to the front aspect. This room also enjoys plenty of natural light, and includes a central heating radiator and power points, making it ideal for use as a child's room, guest room, or home office.

## Bathroom

Dimensions: 2.77m x 1.55m (9'1" x 5'1"). The bathroom is a modern three-piece suite that includes a low flush WC, a vanity sink unit with storage cupboards and drawers beneath, and a panelled bath with a mixer shower attachment. The space is enhanced by half-tiled walls, a central heating radiator, and a UPVC double glazed window to the rear aspect.

## Outside

The front of the property offers off-road parking on a driveway, with a pebbled area to the side that can accommodate an additional car, allowing parking for up to three vehicles. The property also includes a garage with barn-style doors, loft storage access, and a convenient back shelf which is included in the sale. Easy access to the rear garden is provided via a gate to the side of the property. The rear garden is beautifully landscaped, featuring a paved patio area that is ideal for seating and entertaining. The garden also includes a lawn with a retaining wall and steps leading to a further lawned area, all enclosed by wall and timber fence boundaries for added privacy. Additional features include an outside tap, security spotlighting, and a shed that is negotiable, subject to offer. Gated access to the side of the property leads to the front.

## Additional Information

Tenure: Freehold

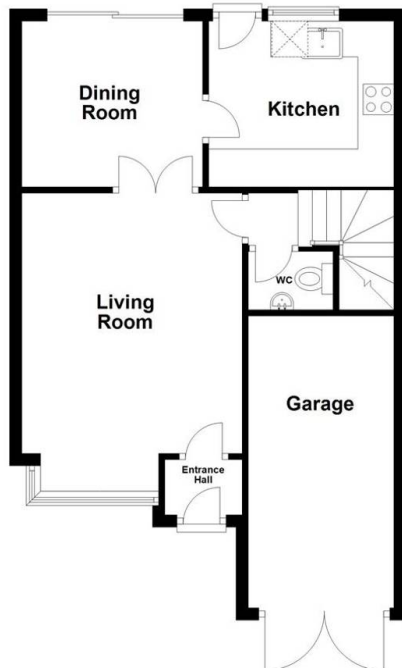
Council Tax Band: C

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



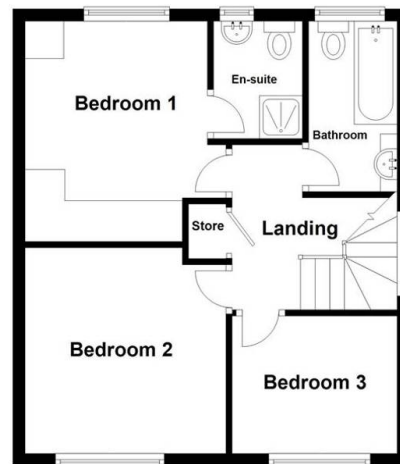
### Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)

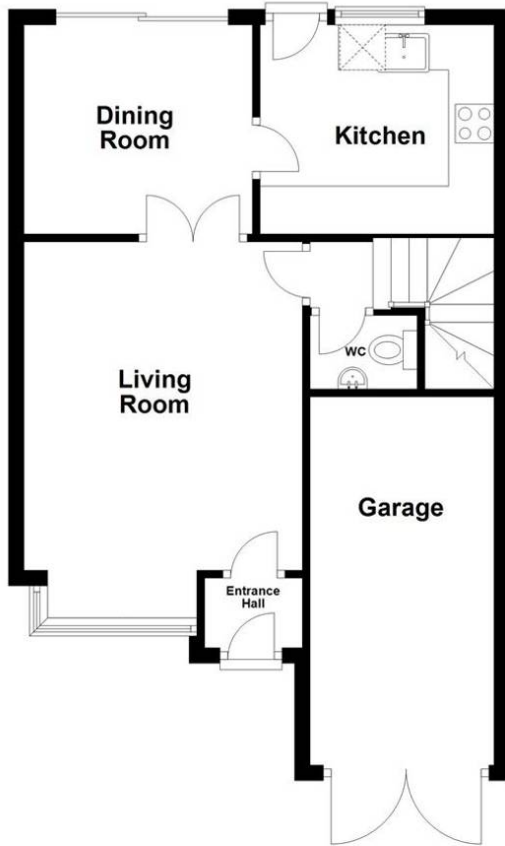


Total area: approx. 82.5 sq. metres (887.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

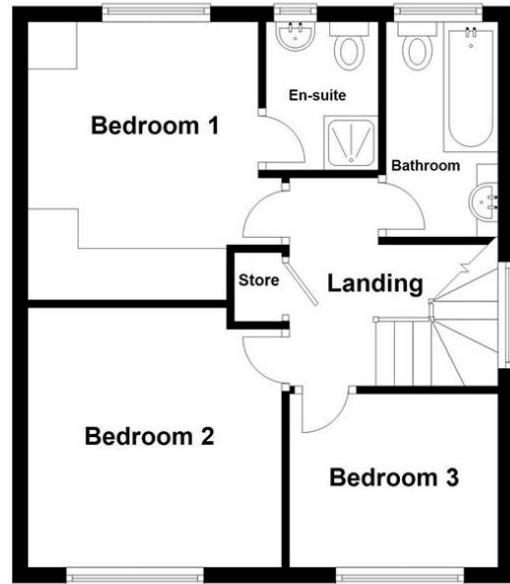
### Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

You can include any text here. The text can be modified upon generating your brochure.



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**

