16 Coxmoor Road, Sutton-in-Ashfield, Nottinghamshire NG17 4LZ

£585 pcm

Tel: 0115 9680268

- Internet Access
- Ethernet port in each room
- Great Location
- Shared Living
- En-Suite Rooms
- Beautifully Furnshed
- All Bills Included

The Property:
5-bedroom (ensuite) end of terraced house with on road parking

Shared areas:
• Kitchen with quartz worktop (perfect for easy cleaning), washing machine, tumble dryer, dishwasher, two fridge freezers, 5 ring hob, microwave, kettle and 4-slot defrost toaster, fully equipped with crockery, cutlery, kitchen utensils and cookware
• communal toilet/shower with electric shower
• Lounge diner with corner sofa and smart internet TV
• Separate quiet individual reading area (single recliner sofa)
• Large private garden

The AVAILABLE Rooms: 1 Fully furnished bedroom for single occupancy only.
• All bedrooms have individual private ensuite shower rooms
• Double bed, wardrobe, 3-draw chest of drawers, 2-draw bedside tables with lamps, desk and chair for occasional homeworking

Technology:
• High-speed business internet
• Ethernet port in each bedroom
• WIFI throughout the house
• Smart internet TVs (Prime-video and Netflix enabled)

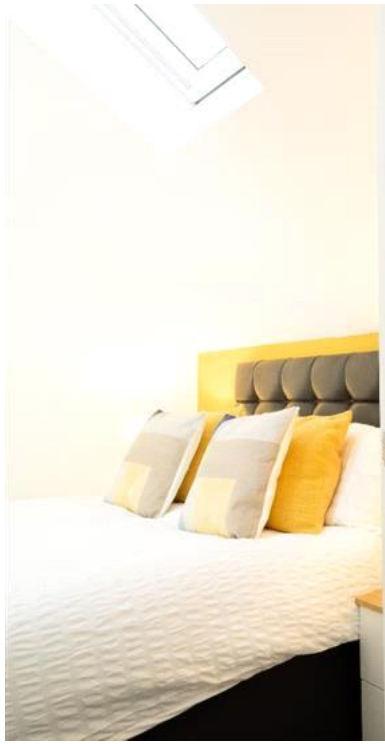
The location:
• Well situated and convenient location
• Local convenience store and excellent fish and chip takeaway within 50 yards
• Walking distance to Sutton Lawns recreation area
• Close to the A38 with bus routes to Sutton Town Centre/Mansfield/Derby.
• Approximately half a mile from Sutton-Gateway industrial area (B&Q, Aldi).
• Approximately 1.5 mile from Summit Park (Amazon Fulfilment centre).
• Approximately 1.5 miles from the Kingsmill Hospital and Morrison’s Supermarket.
• Easy access to M1 Junction 28 via the A38.

Rent includes
• Exclusive use of private bedroom and ensuite
• Shared use of communal areas and large garden
• Cleaner to help maintain the communal areas
• Gas, electricity, water and broadband charges

Ideally suited to professional employed people who want a high standard of accommodation with a touch of luxury and all facilities available to hand.

Key features

- Own double en-suite bedroom in high standard, well appointed, comfortable house



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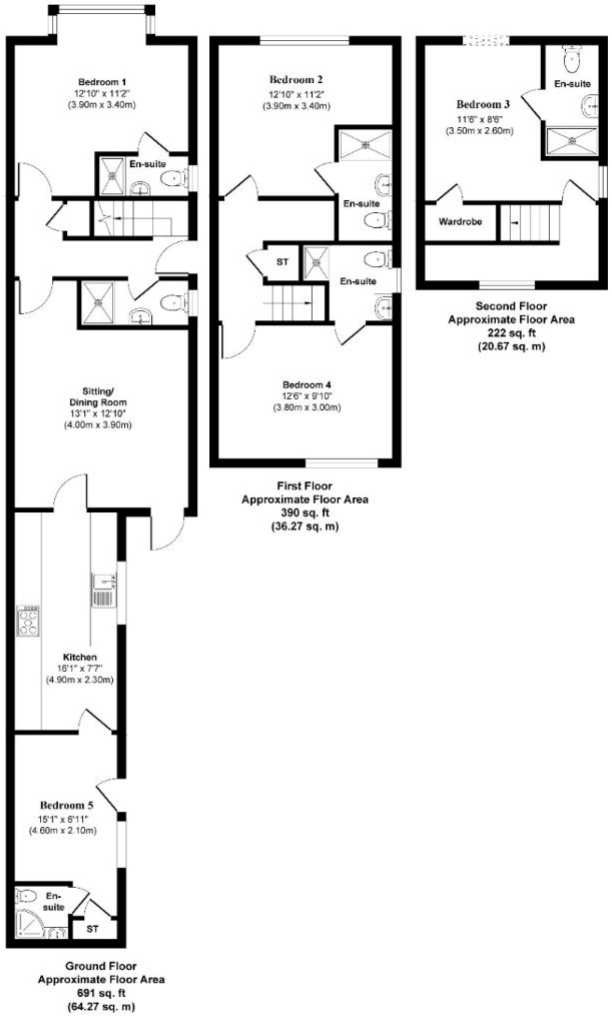
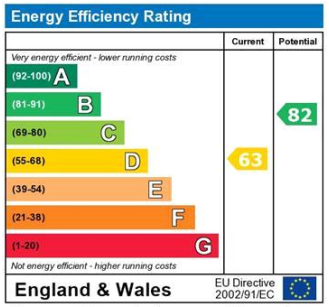


Approx. Gross Internal Floor Area 1304 sq. ft / 121.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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