



**77 Station Road, Sutton-in-Ashfield,
Nottinghamshire NG17 5FY**

£565 pcm

Tel: 0115 9680268



- En-Suite Rooms
- Beautifully Presented
- Parking and Driveway
- Bills and Broadband included
- Beautifully Furnshed
- Communal Living Area
- Communal Garden
- Desired Location

The whole house has been well thought out with the comfort and convenience of busy professionals in mind.

The Property:

5-bedrooms (ensuite); 1-bedroom (off-suite); detached house with dedicated off-road parking

Shared areas:

- Kitchen with quartz worktop (perfect for easy cleaning), dishwasher, two fridge freezers, 5 ring hob, microwave, kettle and 4-slot defrost toaster, fully equipped with crockery, cutlery, kitchen utensils and cookware
- Separate Utility room with washing machine and tumble dryer
- Communal W/C
- Lounge diner with sofa and smart internet TV
- private driveway and garden with off-street parking for six cars

The Rooms: Fully furnished bedrooms.

- All bedrooms have individual private shower rooms (5 en-suite; 1 off-suite)
- Double bed, wardrobe, 3-draw chest of drawers, bedside tables with lamps, desk and chair for occasional homeworking

Technology:

- High-speed internet
- WIFI throughout the house
- Smart internet TVs (Prime-video and Netflix enabled)

The location:

- Well situated and convenient location
- Walking distance via an adjacent pathway leading to Sutton Lawns recreation area
- Easy walking distance to Sutton Town Centre (High Pavement).
- Close to the A38 with bus routes to Kirkby/Mansfield/Alfreton/Nottingham/Derby etc.
- Less than 0.5 mile to Wickes, Aldi, The Range, Matalan, Lidl and Aldi supermarkets
- Approximately 1.2 miles from Summit Park (Amazon Fulfilment center).
- Approximately 1.5 miles from Sutton-Gateway shopping area (B&Q, Aldi, Subway and Tesco Express).
- Approximately 1.5 miles from the Kingsmill Hospital and Morrison's Supermarket.
- Easy access to M1 Junction 28 via the A38 (approx. 4 miles).

Rent includes

- Exclusive use of private bedroom and shower-room
- Shared use of communal areas and 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 bedroom (with own shower-room) in a high standard, well-appointed, comfortable detached house in its own grounds

A 3D virtual tour available upon request.

Available Rooms

Room 2: £565 pcm / £130 per week

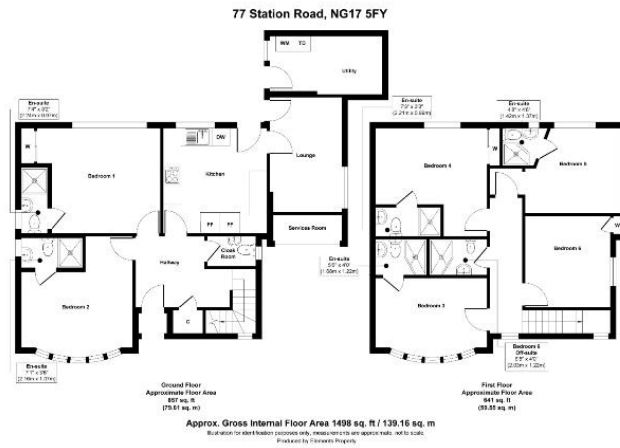












Viewing by appointment only
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