



**30 Blackmires Way, Sutton-in-Ashfield,
Nottinghamshire NG17 4JQ**

£527 pcm

Tel: 0115 9680268



- • All rooms are rented as single occupancy only.
- • Own double bedroom in a high standard, well appointed, comfortable house

Do You Deserve a Touch of Luxury?

Consider this beautifully designed shared living house. The whole property has recently undergone a full refurbishment to create this 4-bed HMO, which has been thoughtfully designed with the comfort and convenience of busy professionals in mind.

The Property

4-bedroom end-terraced house with secure bike storage and on-road parking. Situated in Sutton-in-Ashfield, approximately 14 miles north of Nottingham city centre.

The Accommodation

4 fully furnished bedrooms, each including:

- Double bed
- Wardrobe
- Chest of drawers
- Two 2-drawer bedside tables with lamps
- Desk and chair for occasional home working

Shared Areas

Kitchen:

- Quartz worktop (perfect for easy cleaning)
- Dishwasher
- Two fridge freezers
- 4-ring hob
- Microwave
- Air fryer
- Kettle
- 4-slot defrost toaster
- Fully equipped with crockery, cutlery, kitchen utensils and cookware
- Assigned kitchen cupboard and fridge/freezer storage

Lounge/Dining Area (open plan with kitchen):

- Sofa
- Smart TV

Bathrooms & Facilities:

- Communal toilet
- Communal bathroom with bath and shower
- Communal shower room with electric shower
- Utility area with washing machine, tumble dryer, overflow fridge/freezer and bike storage
- Small patio garden to the rear

Technology

- High-speed internet via WiFi throughout the house
- Smart TVs (Prime Video and Netflix enabled)

The Location

- Approximately 0.5 miles from Tesco Extra and local takeaways
- Approximately 1.5 miles from Sutton town centre, offering supermarkets, cafés, restaurants, pubs, Idlewells Shopping Centre, Costa Coffee, library and post office
- Approximately 3.5 miles from Mansfield town centre
- Approximately 7 miles from Sherwood Business Park

Transport

- Excellent transport links to Nottingham, Mansfield, Kirkby-in-Ashfield and surrounding areas
- Approximately 1.2 miles to Sutton Parkway train station (direct links to Nottingham and Worksop)
- Easy access to the A38 and A617
- M1 Junction 28 (approximately 4.5 miles)
- East Midlands Airport approximately 27 miles away

Healthcare

- King's Mill Hospital (approximately 0.5 miles)
- Mansfield Community Hospital (approximately 3.5 miles)
- Several GP surgeries and dental practices within easy reach, including Skegby Family Medical Centre and Orchard Medical Practice

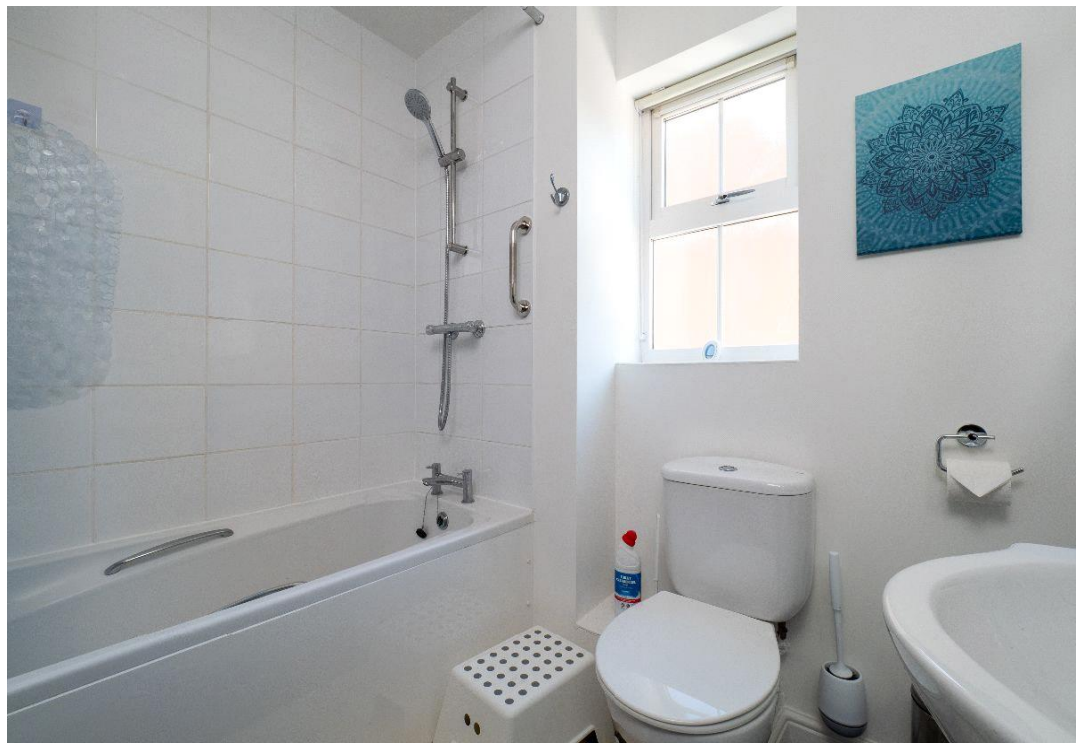
Rent Includes

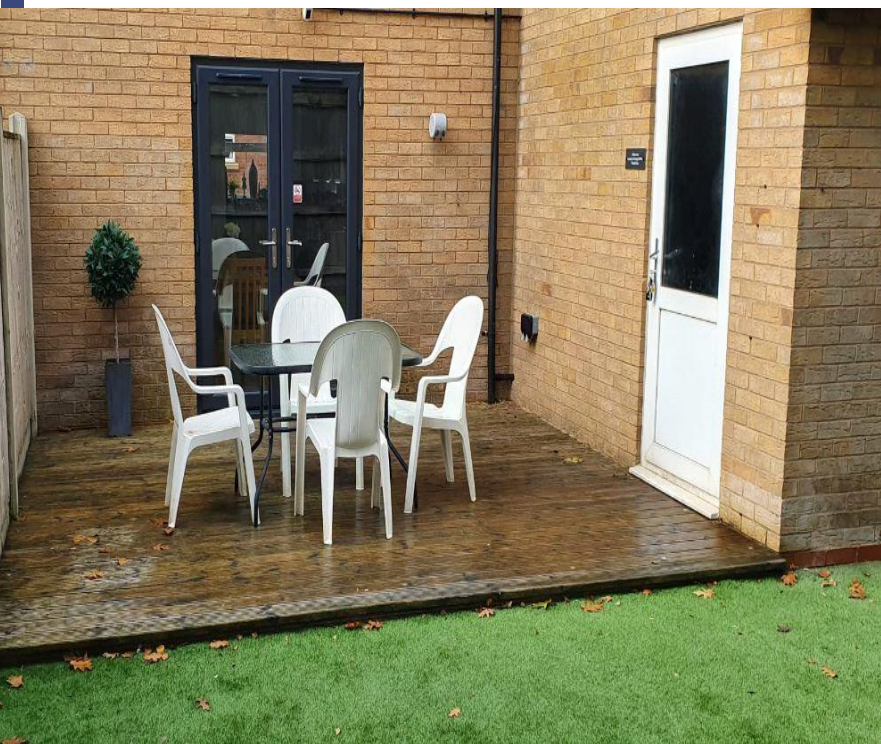
- Exclusive use of a private bedroom
- Shared use of shower room, bathroom (with shower) and additional toilet
- Shared use of communal areas and courtyard garden
- Fortnightly cleaner to maintain communal areas
- All communal bills (gas, water, council tax and electricity)

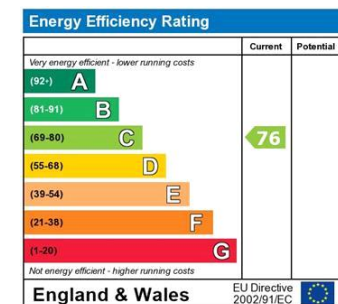
Ideally suited to professionals seeking a high standard of accommodation with a touch of luxury and all facilities close at hand. Of particular interest to those working at King's Mill Hospital, which is just minutes away on foot.

Any prospective applicant will be required to undergo a referencing process (proof of right to rent, income/affordability and previous landlord references), carried out by our local agent. The agent will also manage the property throughout the tenancy.









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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