



**47 Station Road, Sutton-in-Ashfield,
Nottinghamshire NG17 5FW**

£1,175 pcm

Tel: 0115 9680268



- Convenient location close to amenities and transport links
- Available soon
- Viewing Highly Recommended
- Spacious family home
- Multiple generous bedrooms
- Fitted kitchen and bathroom
- Rear Garden

Situated in a highly convenient location on Station Road, Sutton-in-Ashfield, this substantial and beautifully versatile property is now available as a spacious single family home.

Previously operated as a HMO, the property offers an exceptional amount of living space, making it ideal for larger families or those seeking flexible accommodation.

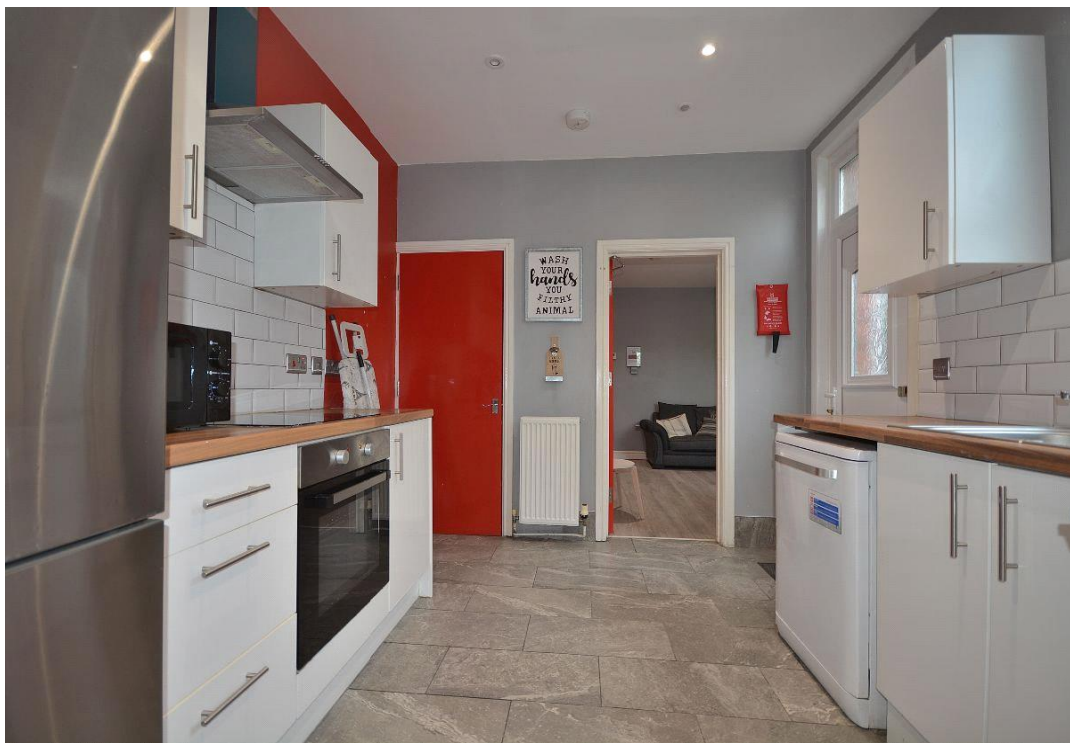
The property boasts generously sized rooms throughout, offering a superb blend of character, practicality and space. Internally, the accommodation comprises spacious reception areas perfect for modern family living, a fitted kitchen with ample storage and workspace, multiple well-proportioned bedrooms and family bathroom facilities.

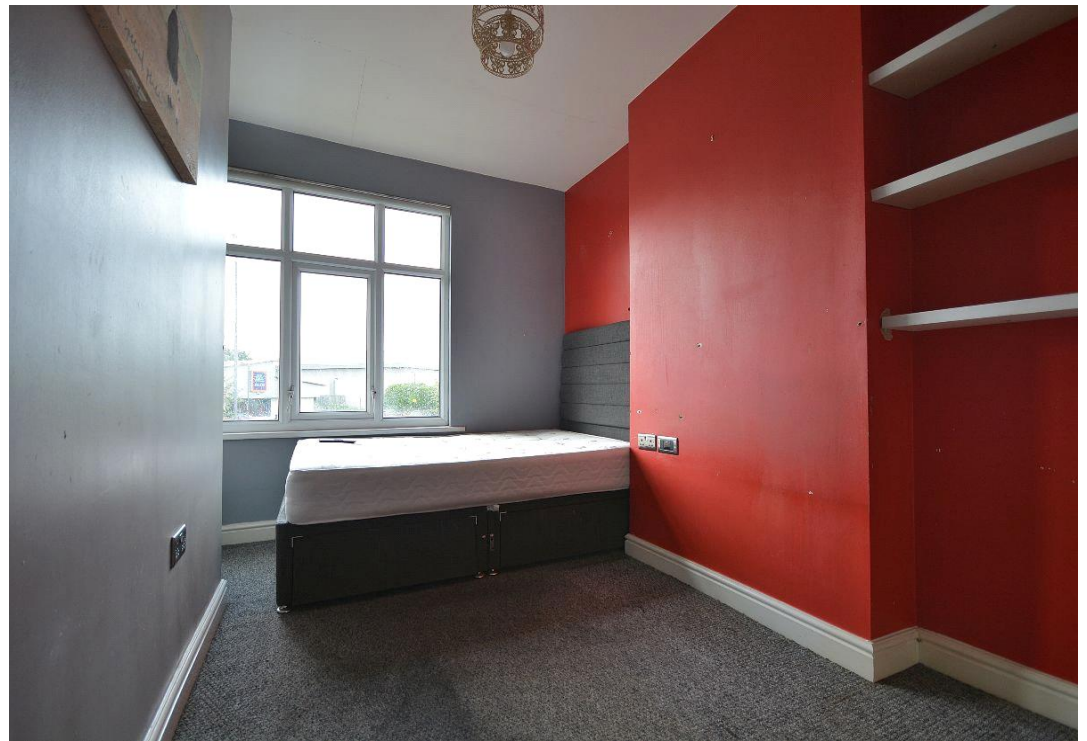
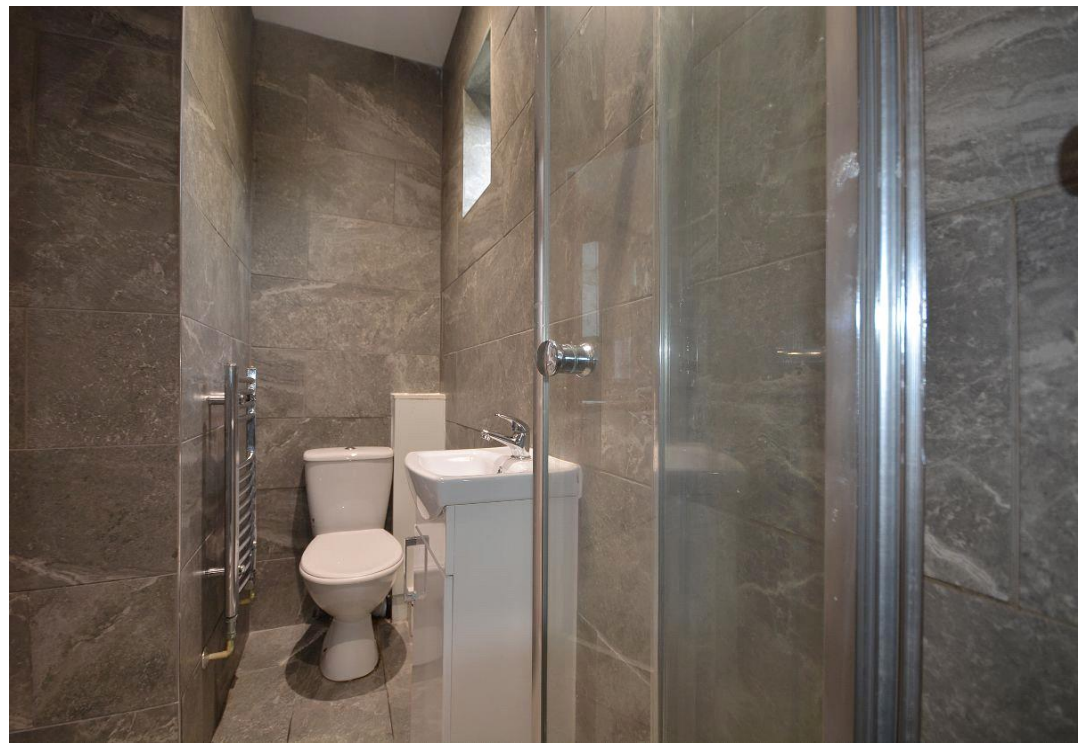
The layout provides excellent flexibility for home working, children's play areas or additional family living space.

Externally, the property benefits from a private rear garden, providing outdoor space ideal for families and entertaining. The home is perfectly positioned within easy reach of Sutton-in-Ashfield town centre, local schools, supermarkets, parks and excellent transport links, including easy access to the A38 and M1 for commuters.

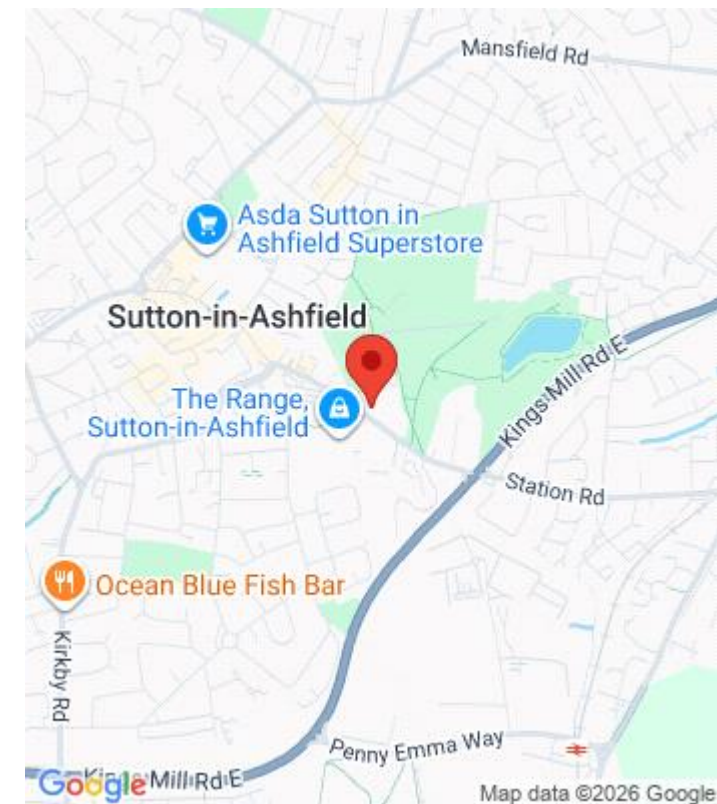
Offering rare levels of space in such a convenient location, this property presents an excellent opportunity for tenants seeking a long term family home with versatile accommodation throughout.

Early viewing is strongly recommended to fully appreciate the size and potential this impressive home has to offer.









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

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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