



Portland Fields, Sutton In Ashfield, NG17

£1,025 PCM

Deposit Free Option Available

Portland Field is a stunning development offering a range of 2 to 4-bedroom homes in the peaceful market town of Sutton-in-Ashfield. This sought-after location blends tranquil living with the convenience of modern life, making it the perfect choice for families, professionals, and those looking for a welcoming community. With easy access to local amenities, top-rated schools, and transport connections, Portland Field offers everything you need to feel right at home.

You'll find everyday essentials and local gems just minutes away. From supermarkets like Asda and Tesco Express to shops, cafés and restaurants in the nearby town centre, life at Portland Field is all about convenience. For retail therapy, the East Midlands Designer Outlet is just around the corner, offering top brands at great prices, while Mansfield and Nottingham are within easy reach for work or weekend adventures.

Whether it's getting to school, commuting, or staying active, Portland Field is made for modern life. There are great schools nearby, plus reliable transport links by road, bus, and rail. Green spaces like Brierley Forest Park and Portland Park offer the perfect weekend escape, and with healthcare services and King's Mill Hospital close by, peace of mind comes built in.

About Your Home - The Iwell

Make the stylish Iwell your home-sweet-home. Stepping inside the front door, you find the welcoming kitchen, all kitted out with great-looking units and contemporary integrated appliances. Directly opposite is the downstairs WC. Down the hallway, you pass a small storage room then you're straight into the spacious living/dining area with beautiful wooden flooring underfoot. If you enjoy a bit of al fresco dining, you'll love the French windows which open out onto your own private garden.



THE IRWELL

TWO BEDROOM HOME

662 SQFT
61.5 M²



GROUND FLOOR

LIVING/DINING ROOM 4.07M X 3.97M 13'4" X 13'1" (3.22M X 3.50M 10'7" X 11'6")

KITCHEN 3.22M X 2.05M 10'7" X 6'8"

MASTER BEDROOM 4.07M X 2.57M 13'4" X 8'6" (4.07M X 2.71M 13'4" X 8'11")

BEDROOM 2 3.22M X 2.05M 10'7" X 6'8"

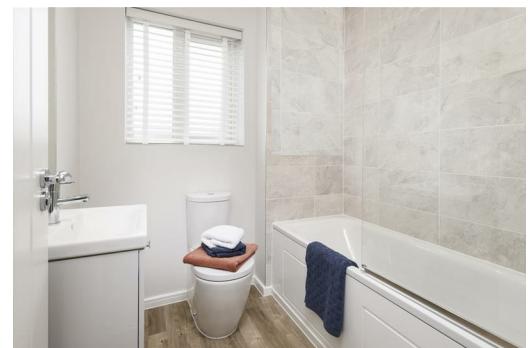
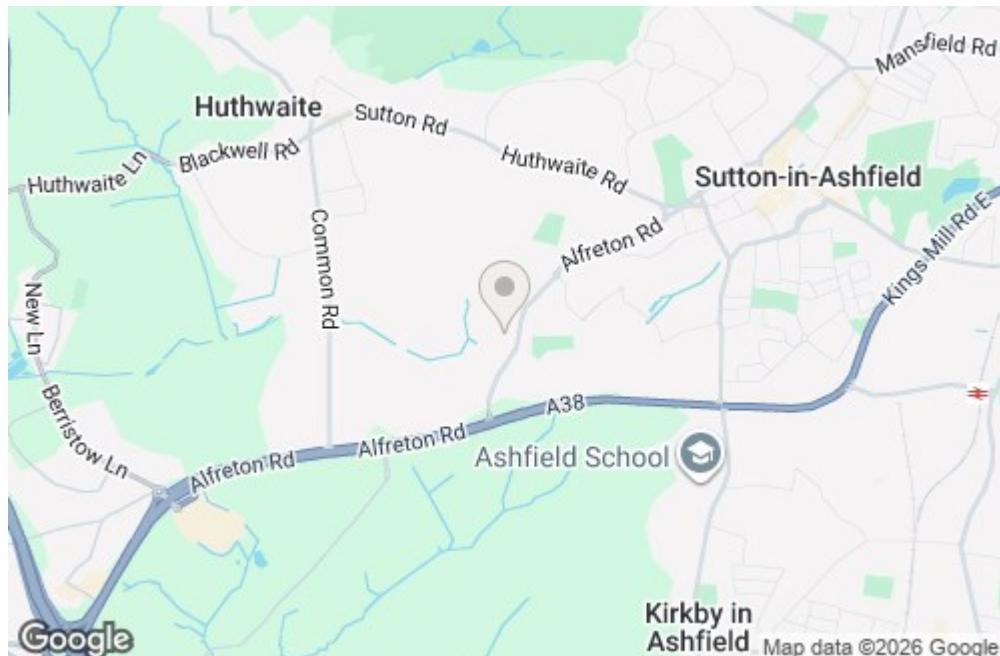
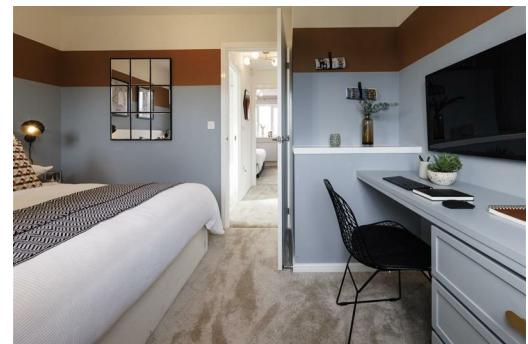
BATHROOM 2.05M X 1.52M 6'8" X 5'0"

LANDING 2.05M X 1.52M 6'8" X 5'0"

STORE 1.52M X 1.07M 5'0" X 3'6"

WC 1.07M X 0.76M 3'6" X 2'6"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
96 (A)	96 (A)	96 (A)	96 (A)
95-94 (B)	93 (B)	95 (A)	95 (A)
94-90 (C)	92 (C)	94 (B)	94 (B)
90-86 (D)	86 (D)	90 (C)	90 (C)
86-80 (E)	80 (E)	86 (B)	86 (B)
80-74 (F)	74 (F)	80 (C)	80 (C)
74-68 (G)	68 (G)	74 (B)	74 (B)
68-62 (H)	62 (H)	68 (A)	68 (A)
62-56 (I)	56 (I)	62 (G)	62 (G)
56-50 (J)	50 (J)	56 (F)	56 (F)
50-44 (K)	44 (K)	50 (E)	50 (E)
44-38 (L)	38 (L)	44 (D)	44 (D)
38-32 (M)	32 (M)	38 (C)	38 (C)
32-26 (N)	26 (N)	32 (B)	32 (B)
26-20 (O)	20 (O)	26 (A)	26 (A)
20-14 (P)	14 (P)	20 (G)	20 (G)
14-8 (Q)	8 (Q)	14 (F)	14 (F)
8-2 (R)	2 (R)	8 (E)	8 (E)
2-0 (S)	0 (S)	2 (D)	2 (D)
0-0 (T)	0 (T)	0 (C)	0 (C)
0-0 (U)	0 (U)	0 (B)	0 (B)
0-0 (V)	0 (V)	0 (A)	0 (A)
0-0 (W)	0 (W)	0 (G)	0 (G)
0-0 (X)	0 (X)	0 (F)	0 (F)
0-0 (Y)	0 (Y)	0 (E)	0 (E)
0-0 (Z)	0 (Z)	0 (D)	0 (D)
0-0 (AA)	0 (AA)	0 (C)	0 (C)
0-0 (AB)	0 (AB)	0 (B)	0 (B)
0-0 (AC)	0 (AC)	0 (A)	0 (A)
0-0 (AD)	0 (AD)	0 (G)	0 (G)
0-0 (AE)	0 (AE)	0 (F)	0 (F)
0-0 (AF)	0 (AF)	0 (E)	0 (E)
0-0 (AG)	0 (AG)	0 (D)	0 (D)
0-0 (AH)	0 (AH)	0 (C)	0 (C)
0-0 (AI)	0 (AI)	0 (B)	0 (B)
0-0 (AJ)	0 (AJ)	0 (A)	0 (A)
0-0 (AK)	0 (AK)	0 (G)	0 (G)
0-0 (AL)	0 (AL)	0 (F)	0 (F)
0-0 (AM)	0 (AM)	0 (E)	0 (E)
0-0 (AN)	0 (AN)	0 (D)	0 (D)
0-0 (AO)	0 (AO)	0 (C)	0 (C)
0-0 (AP)	0 (AP)	0 (B)	0 (B)
0-0 (AQ)	0 (AQ)	0 (A)	0 (A)
0-0 (AR)	0 (AR)	0 (G)	0 (G)
0-0 (AS)	0 (AS)	0 (F)	0 (F)
0-0 (AT)	0 (AT)	0 (E)	0 (E)
0-0 (AU)	0 (AU)	0 (D)	0 (D)
0-0 (AV)	0 (AV)	0 (C)	0 (C)
0-0 (AW)	0 (AW)	0 (B)	0 (B)
0-0 (AX)	0 (AX)	0 (A)	0 (A)
0-0 (AY)	0 (AY)	0 (G)	0 (G)
0-0 (AZ)	0 (AZ)	0 (F)	0 (F)
0-0 (BA)	0 (BA)	0 (E)	0 (E)
0-0 (BB)	0 (BB)	0 (D)	0 (D)
0-0 (BC)	0 (BC)	0 (C)	0 (C)
0-0 (BD)	0 (BD)	0 (B)	0 (B)
0-0 (BE)	0 (BE)	0 (A)	0 (A)
0-0 (BF)	0 (BF)	0 (G)	0 (G)
0-0 (BG)	0 (BG)	0 (F)	0 (F)
0-0 (BH)	0 (BH)	0 (E)	0 (E)
0-0 (BI)	0 (BI)	0 (D)	0 (D)
0-0 (BJ)	0 (BJ)	0 (C)	0 (C)
0-0 (BK)	0 (BK)	0 (B)	0 (B)
0-0 (BL)	0 (BL)	0 (A)	0 (A)
0-0 (BM)	0 (BM)	0 (G)	0 (G)
0-0 (BN)	0 (BN)	0 (F)	0 (F)
0-0 (BO)	0 (BO)	0 (E)	0 (E)
0-0 (BP)	0 (BP)	0 (D)	0 (D)
0-0 (BQ)	0 (BQ)	0 (C)	0 (C)
0-0 (BS)	0 (BS)	0 (B)	0 (B)
0-0 (BT)	0 (BT)	0 (A)	0 (A)
0-0 (BU)	0 (BU)	0 (G)	0 (G)
0-0 (BV)	0 (BV)	0 (F)	0 (F)
0-0 (BW)	0 (BW)	0 (E)	0 (E)
0-0 (BX)	0 (BX)	0 (D)	0 (D)
0-0 (BY)	0 (BY)	0 (C)	0 (C)
0-0 (BZ)	0 (BZ)	0 (B)	0 (B)
0-0 (CA)	0 (CA)	0 (A)	0 (A)
0-0 (CB)	0 (CB)	0 (G)	0 (G)
0-0 (CC)	0 (CC)	0 (F)	0 (F)
0-0 (CD)	0 (CD)	0 (E)	0 (E)
0-0 (CE)	0 (CE)	0 (D)	0 (D)
0-0 (CF)	0 (CF)	0 (C)	0 (C)
0-0 (CG)	0 (CG)	0 (B)	0 (B)
0-0 (CH)	0 (CH)	0 (A)	0 (A)
0-0 (CI)	0 (CI)	0 (G)	0 (G)
0-0 (CJ)	0 (CJ)	0 (F)	0 (F)
0-0 (CK)	0 (CK)	0 (E)	0 (E)
0-0 (CL)	0 (CL)	0 (D)	0 (D)
0-0 (CM)	0 (CM)	0 (C)	0 (C)
0-0 (CN)	0 (CN)	0 (B)	0 (B)
0-0 (CO)	0 (CO)	0 (A)	0 (A)
0-0 (CP)	0 (CP)	0 (G)	0 (G)
0-0 (CQ)	0 (CQ)	0 (F)	0 (F)
0-0 (CS)	0 (CS)	0 (E)	0 (E)
0-0 (CT)	0 (CT)	0 (D)	0 (D)
0-0 (CU)	0 (CU)	0 (C)	0 (C)
0-0 (CV)	0 (CV)	0 (B)	0 (B)
0-0 (CW)	0 (CW)	0 (A)	0 (A)
0-0 (CX)	0 (CX)	0 (G)	0 (G)
0-0 (CY)	0 (CY)	0 (F)	0 (F)
0-0 (CZ)	0 (CZ)	0 (E)	0 (E)
0-0 (CA)	0 (CA)	0 (D)	0 (D)
0-0 (CB)	0 (CB)	0 (C)	0 (C)
0-0 (CC)	0 (CC)	0 (B)	0 (B)
0-0 (CD)	0 (CD)	0 (A)	0 (A)
0-0 (CE)	0 (CE)	0 (G)	0 (G)
0-0 (CF)	0 (CF)	0 (F)	0 (F)
0-0 (CG)	0 (CG)	0 (E)	0 (E)
0-0 (CH)	0 (CH)	0 (D)	0 (D)
0-0 (CI)	0 (CI)	0 (C)	0 (C)
0-0 (CJ)	0 (CJ)	0 (B)	0 (B)
0-0 (CK)	0 (CK)	0 (A)	0 (A)
0-0 (CL)	0 (CL)	0 (G)	0 (G)
0-0 (CM)	0 (CM)	0 (F)	0 (F)
0-0 (CN)	0 (CN)	0 (E)	0 (E)
0-0 (CO)	0 (CO)	0 (D)	0 (D)
0-0 (CP)	0 (CP)	0 (C)	0 (C)
0-0 (CQ)	0 (CQ)	0 (B)	0 (B)
0-0 (CS)	0 (CS)	0 (A)	0 (A)
0-0 (CT)	0 (CT)	0 (G)	0 (G)
0-0 (CU)	0 (CU)	0 (F)	0 (F)
0-0 (CV)	0 (CV)	0 (E)	0 (E)
0-0 (CW)	0 (CW)	0 (D)	0 (D)
0-0 (CX)	0 (CX)	0 (C)	0 (C)
0-0 (CY)	0 (CY)	0 (B)	0 (B)
0-0 (CZ)	0 (CZ)	0 (A)	0 (A)
0-0 (CA)	0 (CA)	0 (G)	0 (G)
0-0 (CB)	0 (CB)	0 (F)	0 (F)
0-0 (CC)	0 (CC)	0 (E)	0 (E)
0-0 (CD)	0 (CD)	0 (D)	0 (D)
0-0 (CE)	0 (CE)	0 (C)	0 (C)
0-0 (CF)	0 (CF)	0 (B)	0 (B)
0-0 (CG)	0 (CG)	0 (A)	0 (A)
0-0 (CH)	0 (CH)	0 (G)	0 (G)
0-0 (CI)	0 (CI)	0 (F)	0 (F)
0-0 (CJ)	0 (CJ)	0 (E)	0 (E)
0-0 (CK)	0 (CK)	0 (D)	0 (D)
0-0 (CL)	0 (CL)	0 (C)	0 (C)
0-0 (CM)	0 (CM)	0 (B)	0 (B)
0-0 (CN)	0 (CN)	0 (A)	0 (A)
0-0 (CO)	0 (CO)	0 (G)	0 (G)
0-0 (CP)	0 (CP)	0 (F)	0 (F)
0-0 (CQ)	0 (CQ)	0 (E)	0 (E)
0-0 (CS)	0 (CS)	0 (D)	0 (D)
0-0 (CT)	0 (CT)	0 (C)	0 (C)
0-0 (CU)	0 (CU)	0 (B)	0 (B)
0-0 (CV)	0 (CV)	0 (A)	0 (A)
0-0 (CW)	0 (CW)	0 (G)	0 (G)
0-0 (CX)	0 (CX)	0 (F)	0 (F)
0-0 (CY)	0 (CY)	0 (E)	0 (E)
0-0 (CZ)	0 (CZ)	0 (D)	0 (D)
0-0 (CA)	0 (CA)	0 (C)	0 (C)
0-0 (CB)	0 (CB)	0 (B)	0 (B)
0-0 (CC)	0 (CC)	0 (A)	0 (A)
0-0 (CD)	0 (CD)	0 (G)	0 (G)
0-0 (CE)	0 (CE)	0 (F)	0 (F)
0-0 (CF)	0 (CF)	0 (E)	0 (E)
0-0 (CG)	0 (CG)	0 (D)	0 (D)
0-0 (CH)	0 (CH)	0 (C)	0 (C)
0-0 (CI)	0 (CI)	0 (B)	0 (B)
0-0 (CJ)	0 (CJ)	0 (A)	0 (A)
0-0 (CK)	0 (CK)	0 (G)	0 (G)
0-0 (CL)	0 (CL)	0 (F)	0 (F)
0-0 (CM)	0 (CM)	0 (E)	0 (E)
0-0 (CN)	0 (CN)	0 (D)	0 (D)
0-0 (CO)	0 (CO)	0 (C)	0 (C)
0-0 (CP)	0 (CP)	0 (B)	0 (B)
0-0 (CQ)	0 (CQ)	0 (A)	0 (A)
0-0 (CS)	0 (CS)	0 (G)	0 (G)
0-0 (CT)	0 (CT)	0 (F)	0 (F)
0-0 (CU)	0 (CU)	0 (E)	0 (E)
0-0 (CV)	0 (CV)	0 (D)	0 (D)
0-0 (CW)	0 (CW)	0 (C)	0 (C)
0-0 (CX)	0 (CX)	0 (B)	0 (B)
0-0 (CY)	0 (CY)	0 (A)	0 (A)
0-0 (CZ)	0 (CZ)	0 (G)	0 (G)
0-0 (CA)	0 (CA)	0 (F)	0 (F)
0-0 (CB)	0 (CB)	0 (E)	0 (E)
0-0 (CC)	0 (CC)	0 (D)	0 (D)
0-0 (CD)	0 (CD)	0 (C)	0 (C)
0-0 (CE)	0 (CE)	0 (B)	0 (B)
0-0 (CF)	0 (CF)	0 (A)	0 (A)
0-0 (CG)	0 (CG)	0 (G)	0 (G)
0-0 (CH)	0 (CH)	0 (F)	0 (F)
0-0 (CI)	0 (CI)	0 (E)	0 (E)
0-0 (CJ)	0 (CJ)	0 (D)	0 (D)
0-0 (CK)	0 (CK)	0 (C)	0 (C)
0-0 (CL)	0 (CL)	0 (B)	0 (B)
0-0 (CM)	0 (CM)	0 (A)	0 (A)
0-0 (CN)	0 (CN)	0 (G)	0 (G)
0-0 (CO)	0 (CO)	0 (F)	0 (F)
0-0 (CP)	0 (CP)	0 (E)	0 (E)
0-0 (CQ)	0 (CQ)	0 (D)	0 (D)
0-0 (CS)	0 (CS)	0 (C)	0 (C)
0-0 (CT)	0 (CT)	0 (B)	0 (B)
0-0 (CU)	0 (CU)	0 (A)	0 (A)
0-0 (CV)	0 (CV)	0 (G)	0 (G)
0-0 (CW)	0 (CW)	0 (F)	0 (F)
0-0 (CX)	0 (CX)	0 (E)	0 (E)
0-0 (CY)	0 (CY)	0 (D)	0 (D)
0-0 (CZ)	0 (CZ)	0 (C)	0 (C)
0-0 (CA)	0 (CA)	0 (B)	0 (B)
0-0 (CB)	0 (CB)	0 (A)	0 (A)
0-0 (CC)	0 (CC)	0 (G)	0 (G)
0-0 (CD)	0 (CD)	0 (F)	0 (F)
0-0 (CE)	0 (CE)	0 (E)	0 (E)
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0-0 (CH)	0 (CH)	0 (B)	0 (B)
0-0 (CI)	0 (CI)	0 (A)	0 (A)
0-0 (CJ)	0 (CJ)	0 (G)	0 (G)
0-0 (CK)	0 (CK)	0 (F)	0 (F)
0-0 (CL)	0 (CL)	0 (E)	0 (E)
0-0 (CM)	0 (CM)	0 (D)	0 (D)
0-0 (CN)	0 (CN)	0 (C)	0 (C)
0-0 (CO)	0 (CO)	0 (B)	0 (B)
0-0 (CP)	0 (CP)	0 (A)	0 (A)
0-0 (CQ)	0 (CQ)	0 (G)	0 (G)
0-0 (CS)	0 (CS)	0 (F)	0 (F)
0-0 (CT)	0 (CT)	0 (E)	0 (E)
0-0 (CU)	0 (CU)	0 (D)	0 (D)
0-0 (CV)	0 (CV)	0 (C)	0 (C)
0-0 (CW)	0 (CW)	0 (B)	0 (B)
0-0 (CX)	0 (CX)	0 (A)	0 (A)
0-0 (CY)	0 (CY)	0 (G)	0 (G)
0-0 (CZ)	0 (CZ)	0 (F)	0 (F)
0-0 (CA)	0 (CA)	0 (E)	0 (E)
0-0 (CB)	0 (CB)	0 (D)	0 (D)
0-0 (CC)	0 (CC)	0 (C)	0 (C)
0-0 (CD)	0 (CD)	0 (B)	0 (B)
0-0 (CE)	0 (CE)	0 (A)	0 (A)
0-0 (CF)	0 (CF)	0 (G)	0 (G)
0-0 (CG)	0 (CG)	0 (F)	0 (F)
0-0 (CH)	0 (CH)	0 (E)	0 (E)
0-0 (CI)	0 (CI)	0 (D)	0 (D)
0-0 (CJ)	0 (CJ)	0 (C)	0 (C)
0-0 (CK)	0 (CK)	0 (B)	0 (B)
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0-0 (CM)	0 (CM)	0 (G)	0 (G)
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0-0 (CO)	0 (CO)	0 (E)	0 (E)
0-0 (CP)	0 (CP)	0 (D)	0 (D)
0-0 (CQ)	0 (CQ)	0 (C)	0 (C)
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0-0 (CU)	0 (CU)	0 (G)	0 (G)