



Deposit free  
option available

## Butterworth Road, Sutton In Ashfield

£1,175 PCM

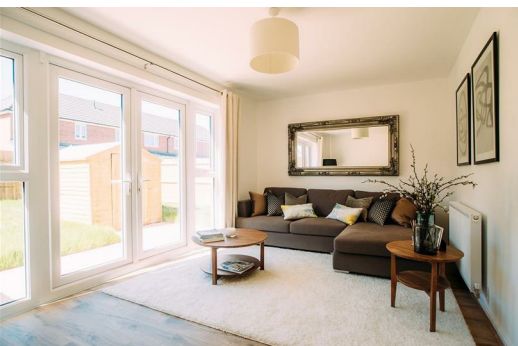
\*Deposit Free Option Available\*

Are you looking for your next home in Sutton in Ashfield. Now is the perfect time to make a move! For a limited time only we are excited to offer the First Month's Rent Free on selected properties. This exclusive offer is designed to help you settle into your new home with one less thing to worry about.

We proudly offer a beautiful collection of 2 to 4 bedroom homes in the market town of Sutton in Ashfield. With an abundance of local amenities, schools for all ages and great transport links, Portland Field is the ideal spot for those searching for a tranquil retreat with all the conveniences of modern living right on the doorstep.

The Weaver:

- Three bedroom modern property
- Stylish open-plan living room with French doors leading to rear garden
- Fully fitted modern kitchen/dining room with integrated white goods
- Two spacious double bedrooms and a third bedroom that can also be used as an office



**THE WEAVER**  
THREE BEDROOM HOME  
850 SQFT  
79.0 M<sup>2</sup>



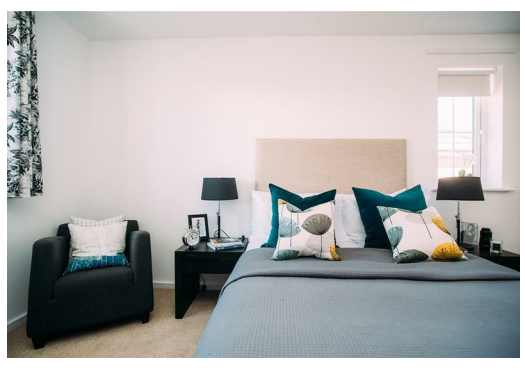
**GROUND FLOOR**

KITCHEN	2.6M X 2.47M	8'8" X 8'1"
LIVING ROOM	4.84M X 3.04M	15'11" X 10'
DINING ROOM	4.01M X 2.40M	13'2" X 7'11"

**FIRST FLOOR**

MASTER BEDROOM	2.77M X 4.76M	9'1" X 15'8"
BEDROOM 2	2.61M X 3.16M	8'7" X 10'5"
BEDROOM 3/OFFICE	2.17M X 2.06M	7'1" X 6'9"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
A	100-155 kWh/m <sup>2</sup> per year	A	100-155 g/m <sup>2</sup> per year
B	81-100 kWh/m <sup>2</sup> per year	B	100-155 g/m <sup>2</sup> per year
C	61-80 kWh/m <sup>2</sup> per year	C	100-155 g/m <sup>2</sup> per year
D	41-60 kWh/m <sup>2</sup> per year	D	100-155 g/m <sup>2</sup> per year
E	21-40 kWh/m <sup>2</sup> per year	E	100-155 g/m <sup>2</sup> per year
F	1-20 kWh/m <sup>2</sup> per year	F	100-155 g/m <sup>2</sup> per year
G	1-20 kWh/m <sup>2</sup> per year	G	100-155 g/m <sup>2</sup> per year