



ONE  
MONTH

FREE RENT

Ascend

Butterworth Road, Sutton In Ashfield, NG17

£1,345 Per Month

\* Rent Free – Limited Time Offer\*

This exceptional incentive lets you enjoy significant savings while settling into your dream home.

Location, Travel & Local Community

Welcome to Portland Fields Sutton In Ashfield - a charming semi-detached house that could be your next dream home! Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life.

Education & SCHOOLS NEARBY

The area provides excellent opportunities for children aged 4-18, with a range of schools ranging from Kindergartens all the way up to Primary schools all within 1.5 miles of the site. Making the school run quick and easy.

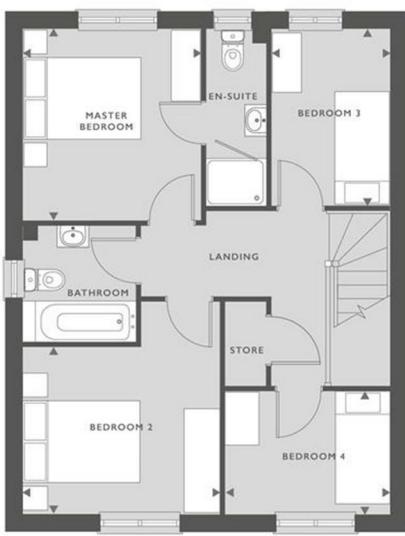
About Your Home- The Dee SA

The Dee is a beautiful four bedroom modern home, built over two levels.

Downstairs there is a large living room, WC and hallway leading to the rear of the property where you will find a stunning kitchen/dining area equipped with integrated kitchen appliances and contemporary units. The kitchen/dining area also benefits from French windows which take you into your own private rear garden.



1062 SQFT  
98 M<sup>2</sup>



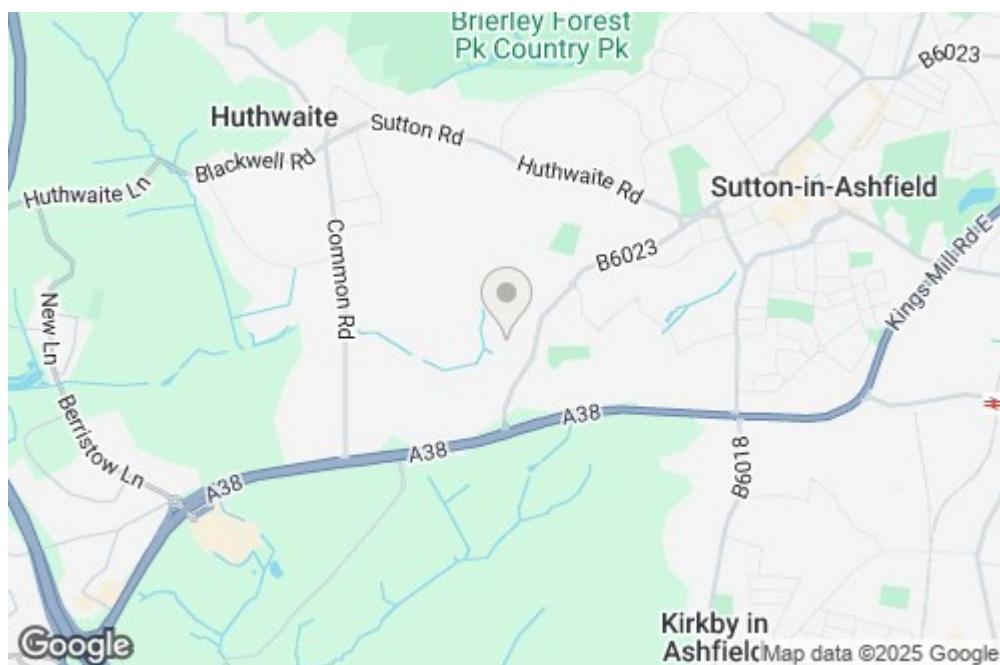
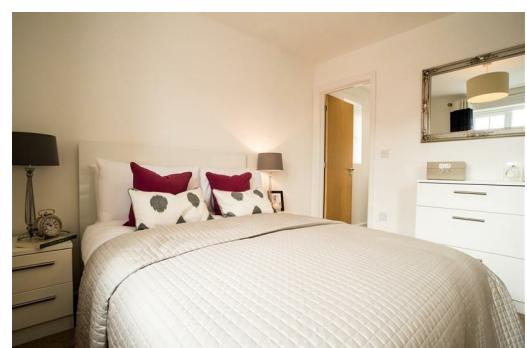
#### GROUND FLOOR

KITCHEN/DINING/ FAMILY	6.21M X 3.59M	20'3" X 11'7"
LIVING ROOM	5.33M X 3.97M	17'4" X 13'

#### FIRST FLOOR

MASTER BEDROOM	3.24M X 2.99M	10'6" X 9'8"
BEDROOM 2	3.32M X 2.83M	10'8" X 9'2"
BEDROOM 3	2.99M X 1.99M	9'8" X 6'5"
BEDROOM 4	2.78M X 2.08M	9'1" X 6'8"

■ SVP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	96	Very environmentally friendly - lower CO <sub>2</sub> emissions	85
A	85	A	85
B	85	B	85
C	85	C	85
D	85	D	85
E	85	E	85
F	85	F	85
G	85	G	85

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions