



## Butterworth Road, Sutton In Ashfield

£1,100 PCM

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
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles
- Convenient downstairs WC



11 Rothwell Close, Sutton In Ashfield, NG17 1DL

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



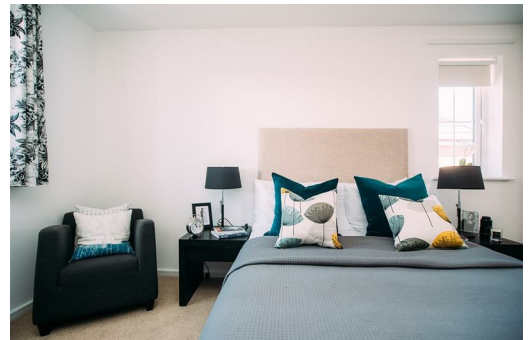
**GROUND FLOOR**

KITCHEN	2.64M 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	
Property	Current	Property	Current
11 Rothwell Close	A	11 Rothwell Close	B
12 Rothwell Close	B	12 Rothwell Close	C
13 Rothwell Close	C	13 Rothwell Close	D
14 Rothwell Close	D	14 Rothwell Close	E
15 Rothwell Close	E	15 Rothwell Close	F
16 Rothwell Close	F	16 Rothwell Close	G