

### The Copse, Mansfield



**The copse at Berry Hill is a high quality, contemporary mixed development of four and five bedroom homes in Mansfield, Nottinghamshire.**

Mansfield is the largest town in Nottinghamshire with a variety of leisure and retail facilities and is also serviced by excellent road and rail links. The town boasts an impressive selection of restaurants, bars, pubs and clubs. So whether you're looking to dine out or have a few drinks with friends; there's something for every taste. The market square is a large commercial centre surrounded by a museum, The Palace Theatre and a number of pubs, bars and nightclubs that combine to provide a wide range of entertainment for both day and night.

### The Area

Mansfield has excellent road links and can be reached within around 10 minutes of Junction 27, 28 and 29 of the M1, and is also situated around 18 miles from the A1 at neighbouring Newark-on-Trent. Recent improvements have seen rail services to Mansfield grow with the town being one of the main stops on the Robin Hood mainline which runs between Nottingham and Worksop.

Nearby Sherwood Forest and Clumber Park are excellent places to visit for activities such as cycling, walking, and family days out. The town is also ideally located for several golf courses, including Sherwood Forest and Notts golf clubs. Nottingham National Water Sports Centre provides a great day out for everyone, whether you're looking to take in a show at the Royal Concert Hall or engage in a little retail therapy in the city packet with shops. Nottingham is a city steeped in history with popular attractions such as the city caves, castle and the legend of Robin Hood.

Mansfield is an up and coming town with a number of improvements currently underway around the town.

## SPECIFICATION

### Convenience and Style

- Sheraton contemporary fitted kitchens.
- Granite worktops
- Neff or similar kitchen appliances
- Stainless steel ovens
- Integrated fridge/freezers
- Fully integrated dishwashers
- Feature stainless steel kitchen extractors
- Ceramic electric/gas hobs
- Contemporary bathroom fittings
- Porcelanosa bathroom tiling
- Modern internal and external feature doors with chrome fittings.
- Electrical extractor fans for bathrooms
- BT, Cable and Sky wired HD compatible
- Fitted wardrobes in main bedrooms
- Double garages
- Professionally landscaped gardens

### Economy and Comfort

- Modern brick and render elevations
- Latest standards of home insulation
- Sealed double glazed aluminium windows with softwood internals
- Full gas central heating
- Thermostatic controlled radiators
- Ground floor under floor heating

### Security and Peace of Mind

- 10 year Premier Guarantee
- Mains operated smoke and CO2 detectors
- Full security alarm system

### To arrange a viewing please contact:

FHP Living, West Bridgford

23 Bridgford Road West Bridgford

Nottingham NG2 6AU on:

**0115 841 1155**

