

Brierley View

ASHLAND ROAD WEST, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE NG17 2GF



WELCOME TO | Brierley View





Your future home

DESIGNED FOR NOW AND FOR GENERATIONS TO COME

This stunning selection of 2, 3 and 4-bedroom homes is located in attractive surroundings on the outskirts of Sutton-in-Ashfield. Bordered by beautiful countryside to the north and a short distance from the bustling town centre and train station, this desirable development blends seamlessly into the existing local community. Each high-specification home has been designed and built using the most modern methods to achieve high levels of energy efficiency, with electric vehicle charging points adding to future sustainability. The result is an ideal base for families, first-time buyers and commuters looking for quality, comfort and convenience now and into the future. From its desirable semi-rural location on the north-eastern edge of Sutton-in-Ashfield, Brierley View finds a delightful balance between market town charm and countryside peace.

Immediately north of the development is Brierley Forest Park, 78 hectares of woodland, meadows, rivers and lakes that provide a habitat for countless species of local wildlife. With a network of footpaths, cycling trails and bridleways to explore, this valuable reserve is the perfect opportunity to reconnect with nature.

Additionally, keen golfers can make the most of the 18-hole Brierley Forest Golf Club, which is a fantastic amenity to have just around the corner.

Continuing north, you are greeted by miles of uninterrupted Nottinghamshire countryside criss-crossed with countless footpaths. This continues all the way up to and beyond the spectacular Hardwick Hall estate, which sits on the Derbyshire border and makes a wonderful day out for all the family.

In contrast to the rural landscape to the north, a short trip south-east will take you to the bustling town of Sutton-in-Ashfield. Here, you can find high-street retailers at Idlewells Shopping Centre and countless treasures at the weekly local market. Additionally, nearby Lammas Leisure Centre puts a swimming pool, gym and ice-skating rink just four minutes away by bike.

Brierley View also benefits from a broad selection of schools nearby. St Mary Magdalene Primary School is a six-minute walk away and there are a number of other primary and secondary options all within a five-minute drive.

Moving further afield, strong road links allow easy access to the neighbouring town of Mansfield in 15 minutes, where you can find a wider range of shopping and entertainment. Additionally, a short drive east along the A38 will take you to the McArthur Glen Designer Outlet. The same road links up with the M1 for an easy route to Nottingham, Sheffield and beyond as well as opens a gateway to Birmingham Airport via the M42. Alternatively, regular trains to Mansfield, Worksop and Nottingham run from nearby Sutton Parkway Station.



2 Bedroom Homes



The Poppy
Plots 179, 180, 189, 190, 191, 192, 204, 205, 207, 208, 222, 223, 233 & 234

3 Bedroom Homes



The Evelyn
Plots 169, 170, 171, 172, 173, 174, 185, 186, 187, 188, 194, 195, 196, 197, 198, 199, 215, 216, 225, 226, 227, 228, 229, 230, 280, 281, 282 & 283



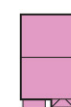
The Begonia
Plots 175, 176, 183, 184, 221, 240 & 275



The Betony
Plots 177, 178, 181, 182, 236, 237, 278, 279, 284, 285, 294 & 295



The Daisy
Plots 193, 200, 202, 203 & 224



The Orchid
Plots 201, 206, 217, 232, 286, 287, 293 & 296



The Foxglove
Plot 213

4 Bedroom Homes



The Lisianthus
Plots 209, 214, 219, 235, 238, 277, 290 & 300

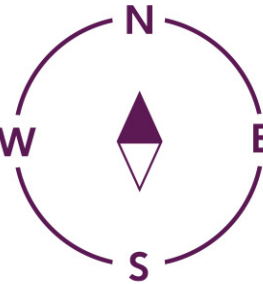


The Ophelia
Plots 210, 211, 212, 218, 220, 231, 239, 276, 288, 289, 291, 292, 297, 298 & 299

Key to plan

- s/s Sub station
- v Visitor parking
- bcp Bin collection point
- Sales Centre and showhomes

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

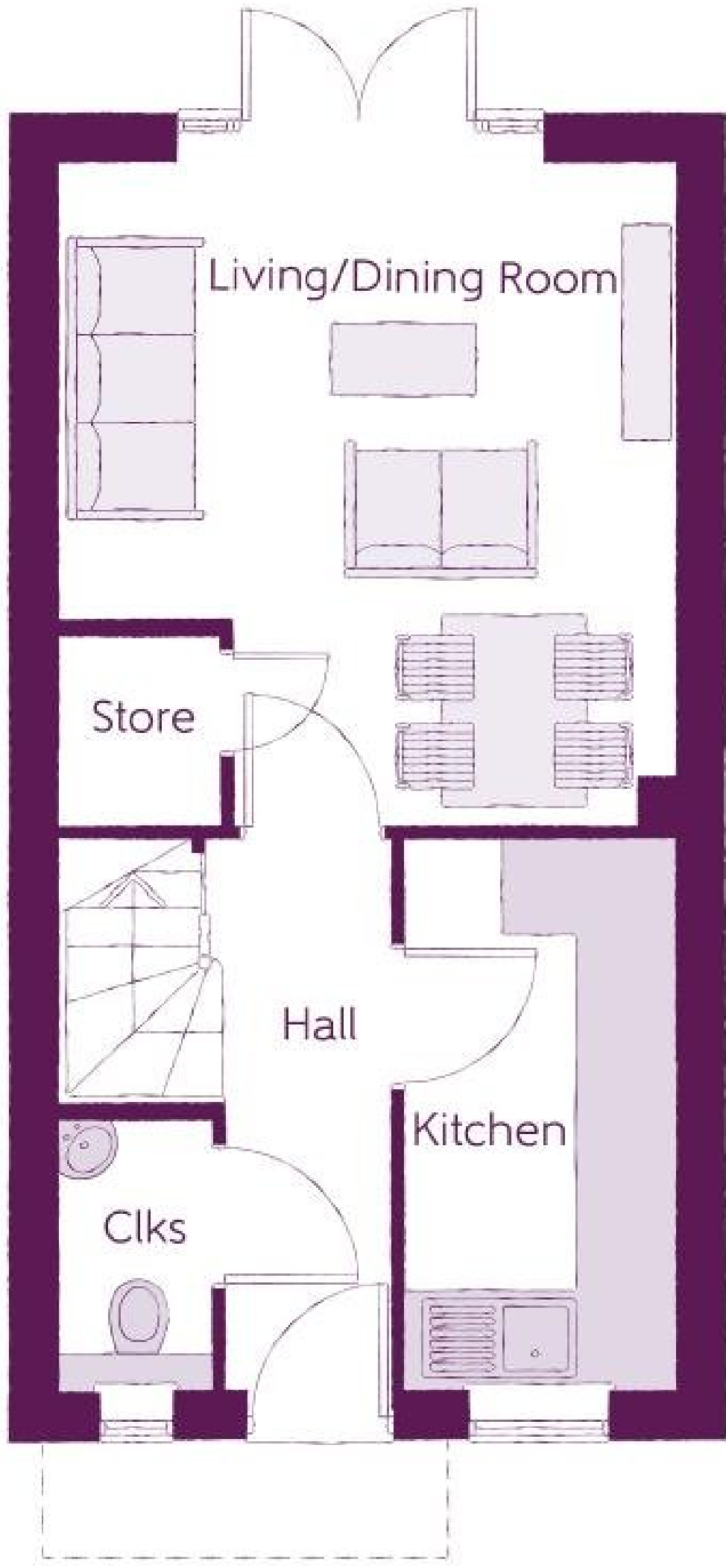




The Poppy

2 Bedrooms

Ashberry
Homes



The Poppy

2 Bedrooms

Ground Floor

Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m	12'7" x 13'7"
Cloakroom	0.93m x 1.69m	3'1" x 5'7"

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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The Poppy

2 Bedrooms

First Floor

Bedroom 1	3.82m x 2.86m	12'7" x 9'5"
Bedroom 2	3.82m x 2.73m	12'7" x 9'0"
Bathroom	1.70m x 1.88m	5'7" x 6'2"

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The Begonia

3 Bedrooms

Ashberry
Homes



The Begonia

3 Bedrooms

Ground floor

Kitchen/Dining/Family	6.42m x 3.50m	2'11" x 11'6"
Living room	3.16m x 4.45m	10'4" x 14'7"
Cloakroom	2.05m x 1.15m	6'9" x 3'9"
Garage	3.11m x 6.09m	10'2" x 20'0"

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The Begonia

3 Bedrooms

First Floor

Bedroom 1	4.08m x 4.22m	13'5" x 13'10"
Bedroom 1 En suite	2.25m x 2.09m	7'4" x 6'10"
Bedroom 2	3.03m x 3.54m	9'11" x 11'7"
Bedroom 3	3.30m x 2.91m	10'10" x 9'7"
Bathroom	2.20m x 2.04m	7'3" x 6'8"

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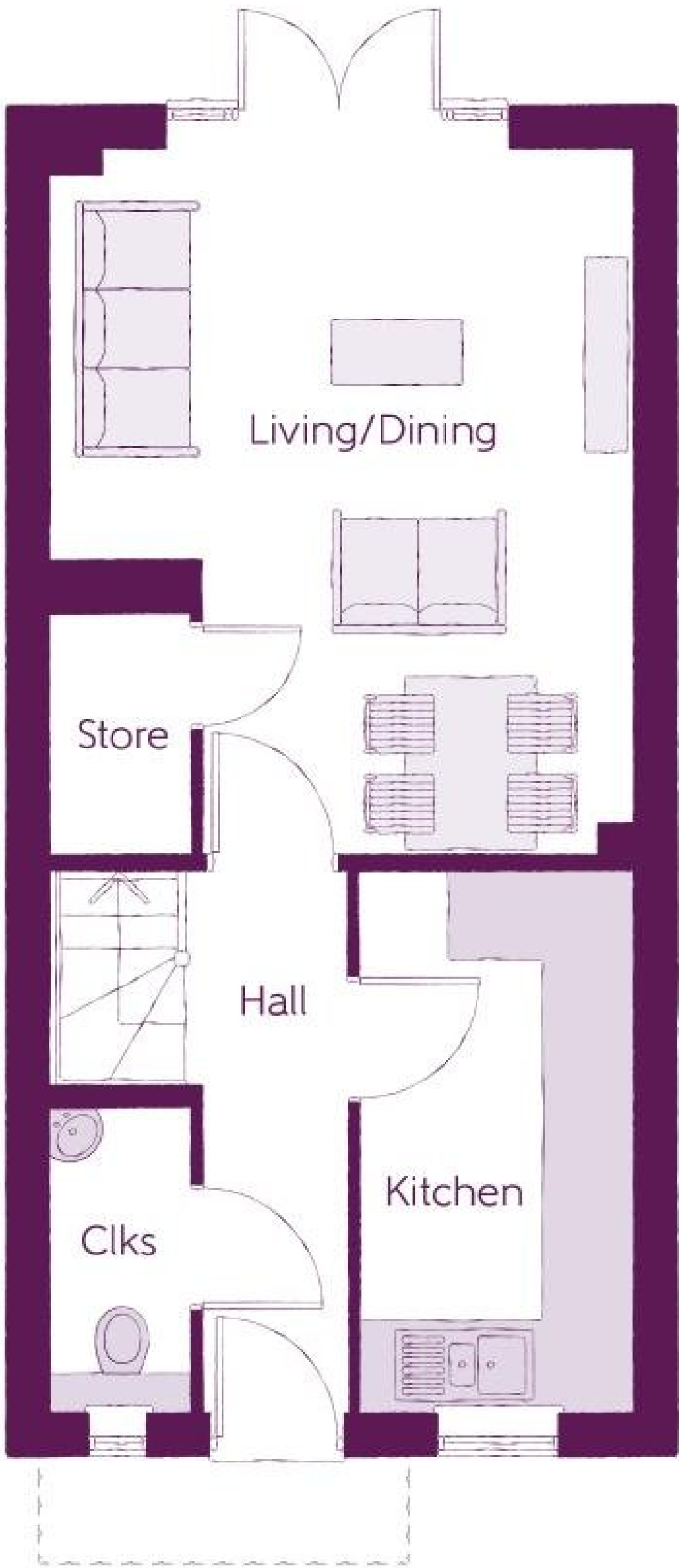


The Evelyn

3 Bedrooms



Ashberry
Homes



The Evelyn

3 Bedrooms

Ground Floor

Kitchen	1.89m x 3.75m	6'2" x 12'2"
Living/Dining Room	3.97m x 4.92m	13'0" x 16'2"
Cloakroom	0.95m x 2.10m	3'1" x 6'11"

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The Evelyn

3 Bedrooms

First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.16m	13'1" x 7'1"
Bathroom	1.90m x 2.14m	6'3" x 7'0"

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The Evelyn

3 Bedrooms

Second floor

Bedroom 1	2.90m x 4.10m	9'6" x 13'5"
Dressing	1.85m x 3.08m	6'1" x 10'1"
Bedroom 1 En suite	2.05m x 2.07m	6'9" x 6'10"

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The Betony

3 Bedrooms

Ashberry
Homes



The Betony

3 Bedrooms



Ground Floor

Kitchen/Dining	4.67m x 2.51m	15'4" x 8'3"
Living room	3.61m x 4.38m	11'10" x 14'5"
Cloakroom	0.98m x 1.84m	3'3" x 6'0"

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The Betony

3 Bedrooms

First Floor

Bedroom 1	2.48m x 3.99m	8'1" x 13'1"
Bedroom 2	2.48m x 2.91m	8'1" x 9'6"
Bedroom 3	2.10m x 2.51m	6'11" x 8'3"
Bathroom	2.10m x 1.90m	6'11" x 6'3"

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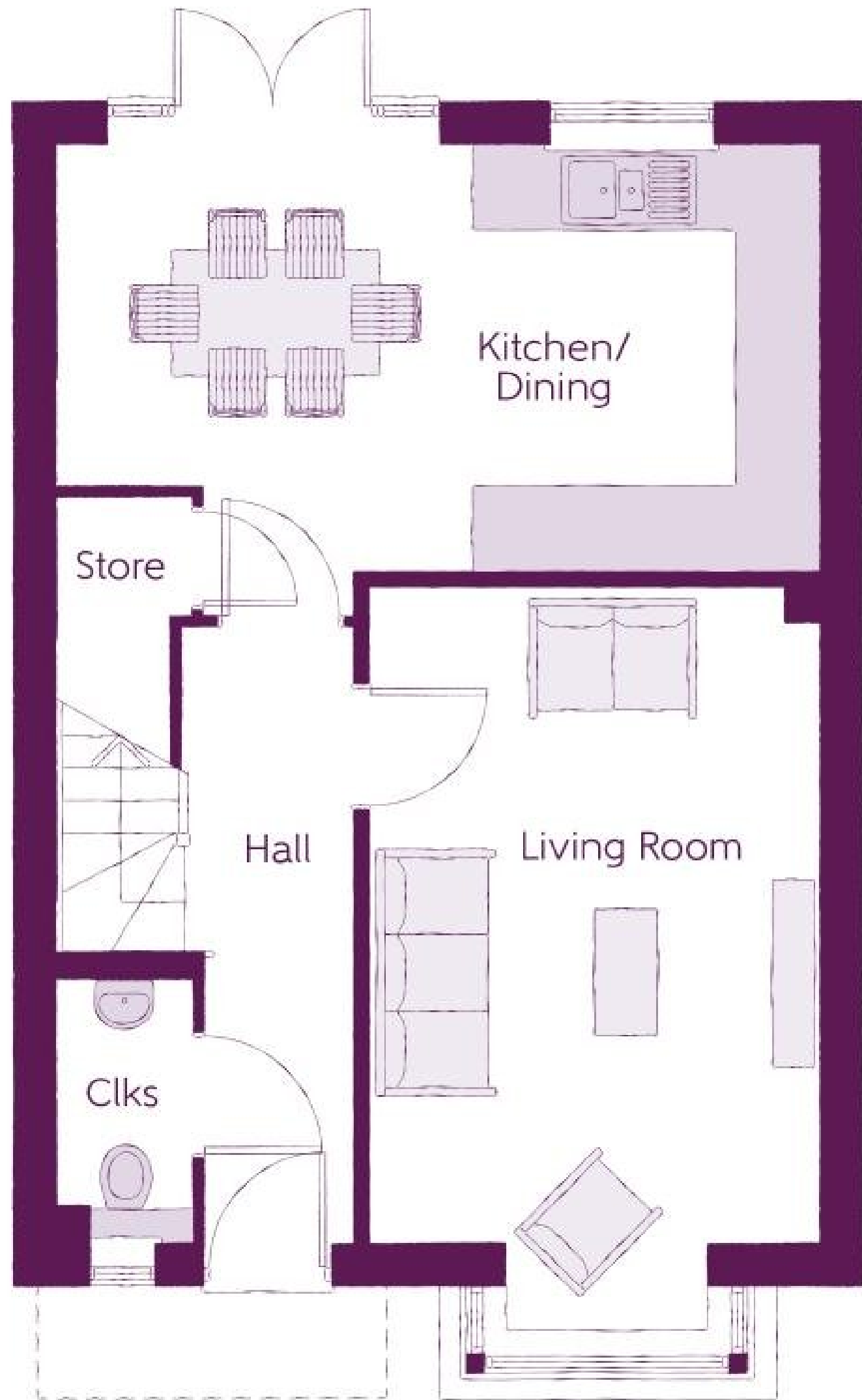
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The Orchid

3 Bedrooms

Ashberry
Homes



The Orchid

3 Bedrooms



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'1"
Living room	3.22m x 5.34m	10'7" x 17'6"
Cloakroom	0.94m x 1.90m	3'1" x 6'3"

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The Orchid

3 Bedrooms

First Floor

Bedroom 1	3.40m x 3.01m	11'2" x 9'10"
Bedroom 1 En suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.49m	11'2" x 11'6"
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.96m x 1.95m	6'5" x 6'5"

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The Ophelia

4 Bedrooms

Ashberry
Homes



The Ophelia

4 Bedrooms

Ground Floor

Kitchen/Dining	6.42m x 4.42m	21'1" x 14'6"
Living room	3.40m x 4.77m	11'2" x 15'8"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	1.46m x 2.22m	4'9" x 7'3"

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The Ophelia

4 Bedrooms

First Floor

Bedroom 1	3.18m x 3.77m	10'5" x 12'5"
Bedroom 1 En suite	1.55m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.34m	9'0" x 11'0"
Bedroom 2 En suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.37m x 2.22m	11'1" x 7'3"
Bathroom	1.98m x 2.15m	6'6" x 7'1"

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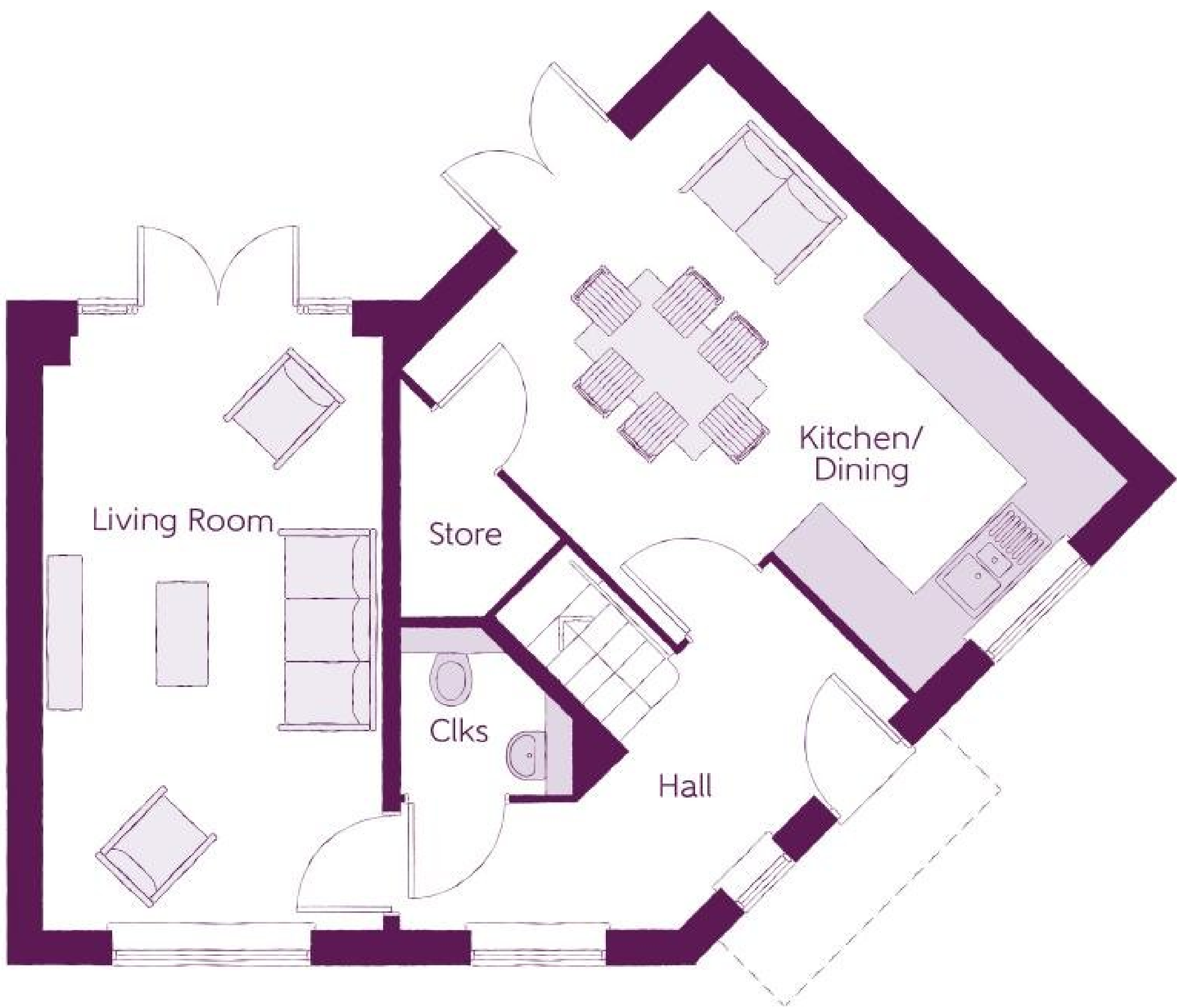
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The Foxglove

3 Bedrooms

Ashberry
Homes



The Foxglove

3 Bedrooms

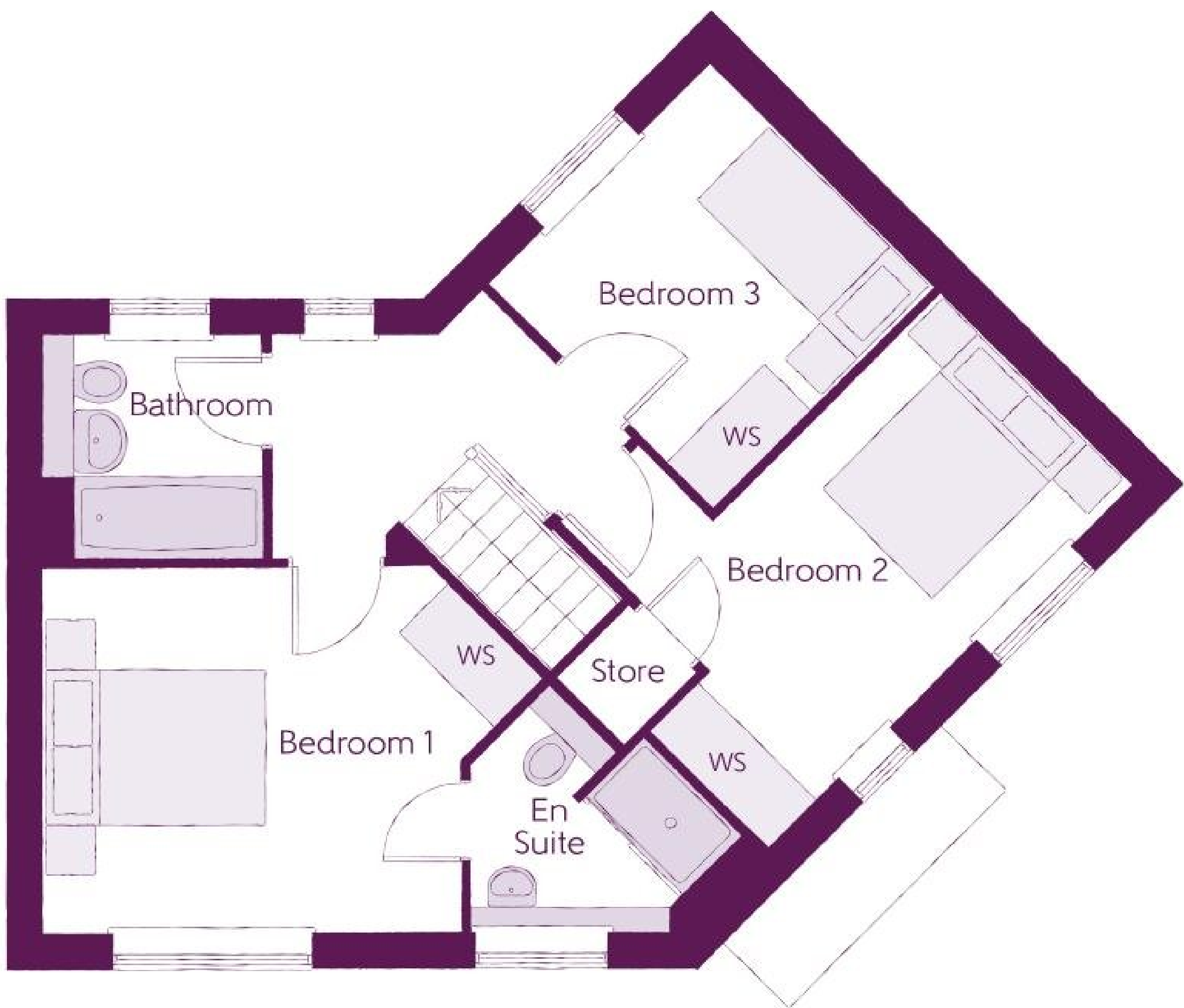


Ground Floor

Kitchen/Dining	3.76m x 5.18m	12'4" x 17'0"
Living room	3.00m x 5.19m	9'10" x 17'0"
Cloakroom	1.52m x 1.46m	5'0" x 4'10"

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The Foxglove

3 Bedrooms

First Floor

Bedroom 1	4.36m x 3.18m	14'4" x 10'5"
Bedroom 1 En suite	2.40m x 2.09m	7'10" x 6'10"
Bedroom 2	4.50m x 3.29m	14'9" x 10'9"
Bedroom 3	2.72m x 2.76m	8'11" x 9'1"
Bathroom	1.92m x 1.91m	6'3" x 6'3"

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The Lisianthus

4 Bedrooms

Ashberry
Homes



The Lisianthus

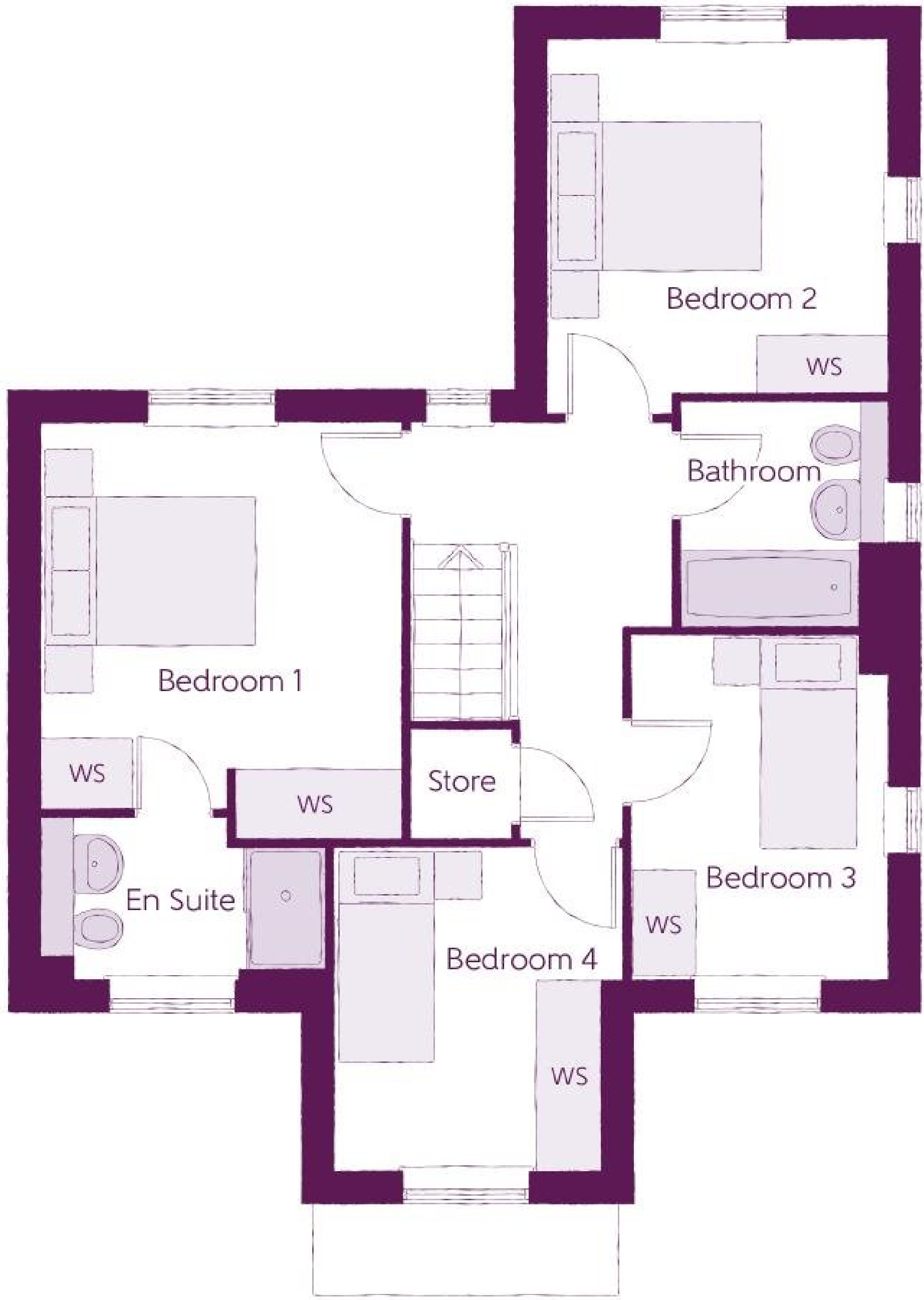
4 Bedrooms

Ground Floor

Kitchen/Family	4.44m x 5.87m	14'7" x 19'3"
Living room	3.30m x 5.19m	10'10" x 17'0"
Dining Room	2.26m x 2.82m	7'5" x 9'3"
Cloakroom	1.07m x 1.85m	3'6" x 6'1"

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The Lisianthus

4 Bedrooms

First Floor

Bedroom 1	3.35m x 3.89m	11'0" x 12'9"
Bedroom 1 En suite	1.94m x 1.28m	6'4" x 4'2"
Bedroom 2	3.16m x 3.51m	10'4" x 11'6"
Bedroom 3	2.39m x 3.20m	7'10" x 10'6"
Bedroom 4	2.70m x 3.00m	8'10" x 9'10"
Bathroom	1.93m x 2.10m	6'4" x 6'11"

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The Daisy

3 Bedrooms



Ashberry
Homes



The Daisy

3 Bedrooms

Ground Floor

Kitchen/Dining	2.77m x 5.64m	9'1" x 18'6"
Living room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.50m	3'1" x 4'11"

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The Daisy

3 Bedrooms

First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En suite	2.77m x 1.47m	9'1" x 4'10"
Bedroom 2	2.78m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03m x 2.48m	9'11" x 8'1"
Bathroom	2.26m x 1.92m	7'5" x 6'3"

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Specification

Ashberry
Homes



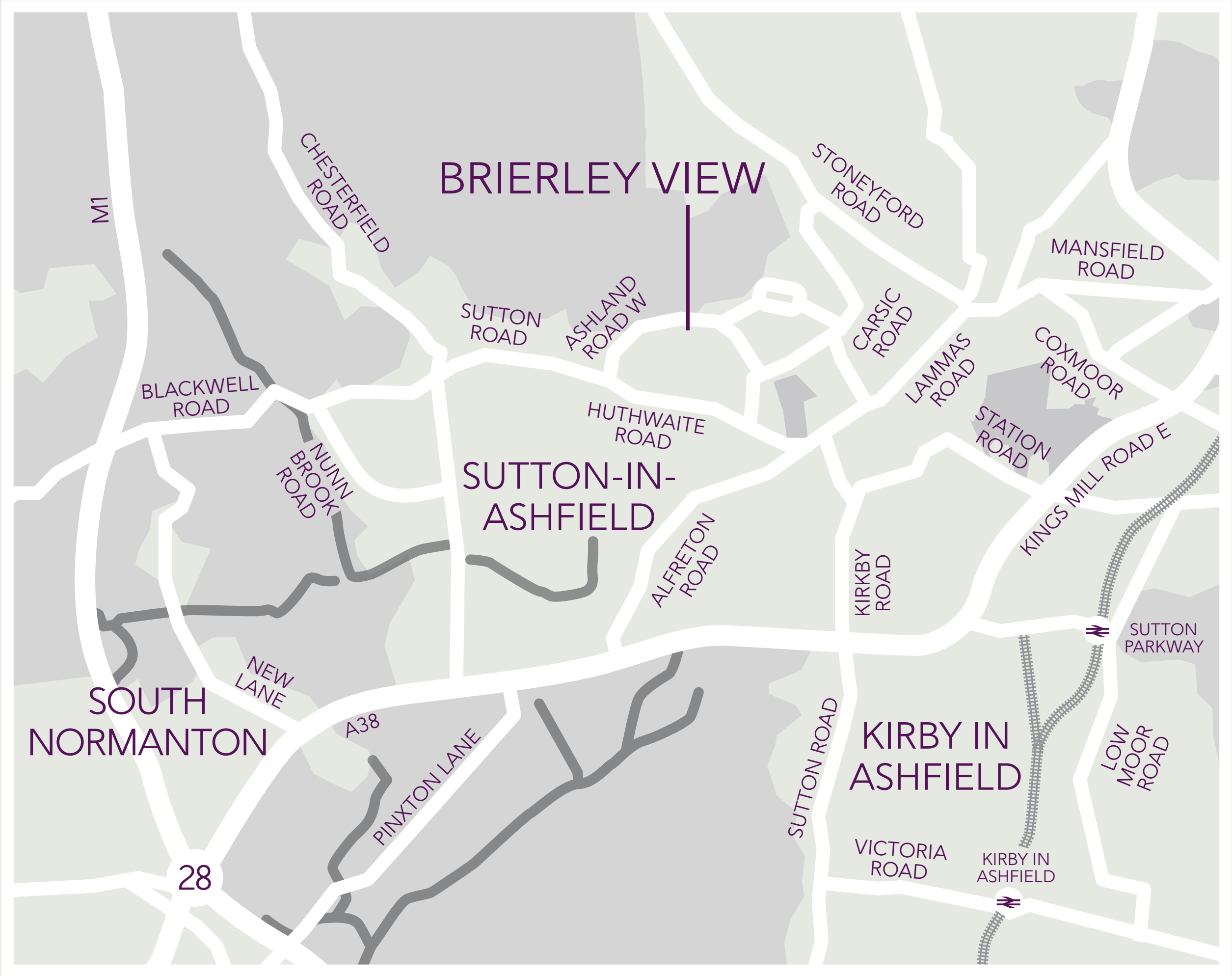
		2 Bedroom	3 Bedroom	4 Bedroom
FINISHES	Entrance Doors:	GRP Insulated Door	*	*
	Loft Hatch:	Loft Hatch - Hinged Drop Down ▼ ≠	*	*
	Ceilings:	Crown White Matt Emulsion	*	*
	Walls:	Crown White Matt Emulsion	*	*
	Floors:	Concrete Ground Floor / Chipboard First Floor	*	*
	Window Cills:	White Gloss MDF	*	*
	Stairs:	Timber Stair - White Gloss MDF Strings	*	*
	Balusters:	White Gloss Stop Chamfered Balusters	*	*
	Newel Posts:	White Gloss Stop Chamfered Newels	*	*
	Newel Caps:	White Gloss Flat Top Newel Caps	*	*
	Handrail:	White Gloss Heavy Duty Handrail	*	*
	Skirting:	White Gloss 94x14 MDF Grooved & Chamfered	*	*
	Architrave:	White Gloss 69x18 MDF Grooved & Chamfered	*	*
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	*	*
KITCHEN	Ironmongery:	Chrome SR100 Door Furniture	*	*
	Kitchen Tap:	Leisure Chrome Aquapace Tap	*	*
	Hob Splashback:	Stainless Steel Splashback	*	*
	Utility Tap:	Leisure Chrome Aquapace Tap	*	*
	Frontals:	Bellway Band B options ↘	*	*
	Frontals:	Bellway Band C options ↘		*
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass	*	*
	Units:	Frontal Matching Table Ends	*	*
	Units:	Unit Framing		*
	Worktops:	40mm Square Edge Worktops with upstand	*	*
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink	*	*
	Kitchen Sink:	Leisure Atlanta Bowl & Half SS Sink		*
	Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink		*
	Utility Sink:	Leisure Atlanta Single Bowl SS Sink		*
	Utility Sink:	Leisure Eaton Single Bowl SS Sink	*	*
	Appliances Oven:	Electrolux Single Oven KOFGH008X	*	*
	Appliances Oven:	Electrolux Single Oven KOFGH40TX		*
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6404SX	*	*
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6424X		*
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	*	*
	Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX	*	*
	Appliances Fridge Freezer:	Fridge Freezer Space Only	*	*
	Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S		*
	Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ⤴	*	*
	Appliance Dishwasher:	Electrolux Dishwasher KEAF7200L		*
	Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)	*	*
WET ROOMS	Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ⤴	*	*
	Cloaks - Basin:	Roca Wash Hand Basin ▼	*	*
	Cloaks - Brassware:	Bristan PISA Small Basin Chrome Mixer Tap	*	*
	Cloaks - Tiling:	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	*	*
	Cloaks - Tiling:	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim		*
	Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ⤴	*	*
	Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ⤴	*	*
	Bathroom - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ⤴		*
	Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel ▼	*	*
	Bathroom - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	*	*
	Bathroom - Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps		*
	Bathroom - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ▼	*	*
	Bathroom - Shower:	Mira MINIMAL Single Thermostatic Shower ⤴ * * *	*	*
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ⤴ ✕	*	*
	Bathroom - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ⤴ ✕		*
	En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ⤴	*	*
	En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal	*	*
	En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ⤴		*
	En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	*	*
	En-Suite - Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps		*
	En-Suite - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ▼	*	*
	En-Suite - Shower:	Mira MINIMAL Single Thermostatic Shower ⤴ * * *	*	*
	En-Suite - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ⤴ ✕	*	*
	En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ⤴ ✕		*

MECHANICAL	Waste Water Heat Recovery:	Waste Water Heat Recovery System ▼		*	*
	Boiler:	Ideal LOGIC Combination Boiler (Cb) *	*	*	
	Boiler:	Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HObs) *			*
	Controls:	Honeywell T6R Dual Zone Smart Thermostat	*	*	*
	Radiators:	Stelrad Compact Steel Panel Radiators with Grilles	*	*	*
ELECTRICS	Towel Warmers:	Flat Chrome to Bathroom			*
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	*	*	*
	Safety - Heat:	Heat Detector DET ⤴	*	*	*
	PV Generation Optimiser:	Marlec Solar iBoost ▼			*
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	*	*	*
	Safety - Carbon:	Fireblitz FHCO-BH Carbon Monoxide Detector	*	*	*
	Consumer Unit:	Wylex Consumer Unit	*	*	*
	Sockets & Switches:	Electrium CASA White Fittings	*	*	*
	Lighting:	Pendant Fitting to Habitable Rooms	*	*	*
	Lighting - Kitchen:	White Recessed Spot Lights	*	*	*
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	*	*	*
	Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	*	*	*
	Communications - TV:	TV Point to Living Room & Bedroom 1	*	*	*
	Communications - Data:	Cat 6 Network Point to Living Room & Study	*	*	*
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ✕	*	*	*
EXTERNALS & MISC	Garages Electrics:	Light & Power Point to incurtilage Garages *	*	*	*
	Ecological:	Hedgehog Highway fencing adaption	*	*	*
	Build Method:	Masonry *	*	*	*
	Maintenance:	External Tap			*
	Number Plaque:	Artisan Number Plaque	*	*	*
	Footpath & Patio:	Grey PCC Flags 450x450x32's	*	*	*
	Garages:	Steel Panel Up & Over Canopy Garage Door *	*	*	*
	Drives:	Bitmac Black ⤴	*	*	*
	Landscaping - Front:	Medallion Turf & Landscape Planting ⬥	*	*	*
	Landscaping - Rear:	Rotovated Topsoil ⬥	*	*	*
	Renewables:	Photovoltaic Array *	*	*	*
	EV Charging Terminal:	Universal Socket 7kW ☐ ⤴	*	*	*

- ▼ where layout allows
- ≠ fire rated as necessary
- ↘ soft close mechanism to doors & drawers
- ⤴ at build stage
- ⤴ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ▼ housetype dependent - liaise with sales executive
- ⤴ semi recessed basin if AD M4(ii) applicable
- ⤴ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- * over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- * where provision of shower tray allows
- ⤴ full height to shower enclosure
- ✕ full height around bath where shower provided as standard
- * housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ✕ consult with sales executive for specific development details
- * plot specific, refer site layout
- ⤴ plot dependent
- ⬥ refer site landscape layout
- ☐ refer site layout
- ⤴ electrical infrastructure upgrade maybe required
- kitchen only



How to find us



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