

# Chestnut View

Hall Park Lane

RUSHDEN

# About Rushden

Rushden is a civil parish situated in Northamptonshire with a population over 29,000. The area has nurseries, primary and secondary schools, as well as a community college. There are also two parks, a hospital, shopping outlets and facilities.

It can be accessed via the A6 and A45 which provides transport links to Northampton. The closest train station is located 5 miles away in Wellingborough, accessible by car and public transport. Bus services run regularly in Rushden and in the surrounding areas.

In recent years the centre of Rushden has received a boost from a regeneration project, and there's also a brand-new leisure and retail area on the edge of town at Rushden Lakes. The centre of town has banks, pharmacies, supermarkets, a leisure centre, pubs and restaurants, while the new retail and leisure park has high-end and national brands and eateries.

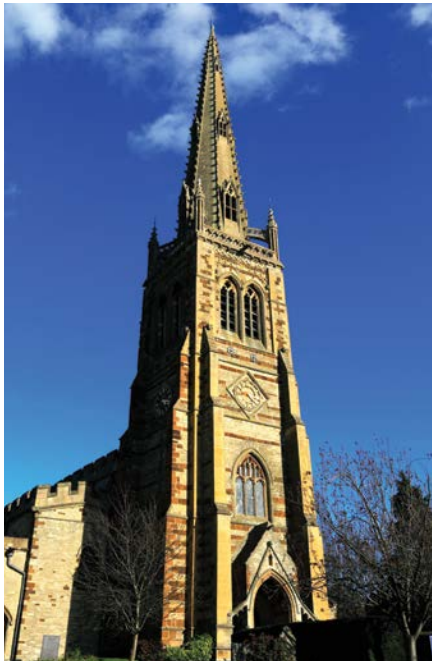
Rushden itself has a wealth of green space for kids to let off steam. The nearby Stanwick Lakes also provides plenty of scope for playing, picnicking or birdwatching, or there's Irchester Country Park, with its extensive network of trails and cycle tracks, play areas and even dinosaurs.







An exceptional level of luxurious comfort and sophistication



# You're home

**Chestnut View, at Hall Park Lane, is a distinguished and desirable 3-bedroom detached bungalow. The accommodation extends to 1,115 sq.ft and includes en-suites to bedrooms 1 & 2, a separate main bathroom, laundry room, and a large open plan living space for the kitchen, dining and lounge areas. It occupies a well screened position.**

This magnificent new home at Hall Park Lane has been carefully designed and specified to provide an exceptional level of luxurious comfort and sophistication. It carries the hallmarks of quality and attention to detail using only first-class materials, maximising light, views, space and storage.

The inaugural development of a zero-carbon home in Rushden is laying the groundwork for industry-leading homes which far exceed the current building regulations and plays a key role in meeting the UK's climate goals.

It has been designed and orientated to maximise solar gain through PV panels to offset electricity costs and installation of an Air Source Heat Pump to supply heat to an underfloor heating system. As well as being constructed with high levels of insulation to deliver significant energy savings.



## Front elevation



### Chestnut View

Named after the large chestnut trees opposite, the smooth-shelled, sweet, edible nut of any of a genus of trees of the beech family.

Computer generated image of Chestnut View. Elevational treatments and landscaping may vary.

# The layout

Metric *Imperial*

## Living/Dining Area

6050mm max x 3730mm max  
19'2" max x 12'3" max

## Kitchen

5020mm max x 3300mm max  
16'6" max x 10'10" max

## Laundry Room

1200mm max x 1880mm max  
3'11" max x 6'2" max

## Master Bedroom

5310mm max x 2680mm max  
17'5" max x 8'10" max

## Bedroom 2

4360mm max x 2680mm max  
14'4" max x 8'10" max

## Bedroom 3

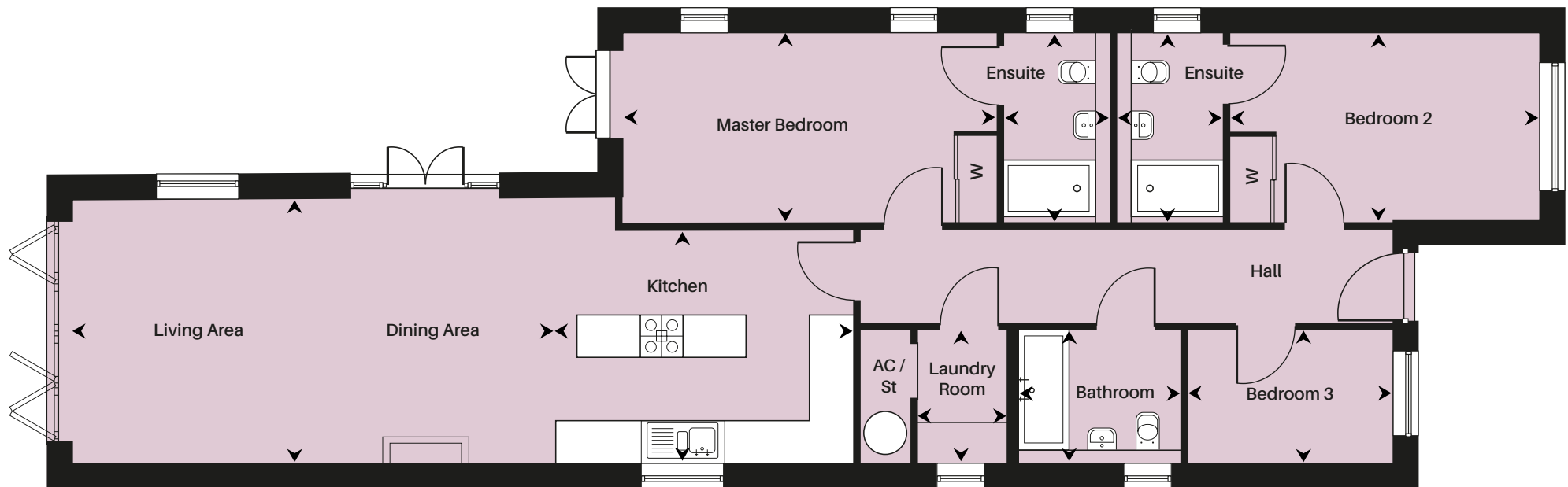
2860mm max x 1880mm max  
9'5" max x 6'2" max

## Main Bathroom

2270mm max x 1880mm max  
7'5" max x 6'2" max

## Ensuite

2690mm max x 1490mm max  
8'10" max x 4'11" max





# Rear elevation



Computer generated image of Chestnut View. Elevational treatments and landscaping may vary.

# Specification

## Kitchen and Utility

Stunning contemporary Wren 'Infinity' kitchen with handle-less units and pan drawers with soft close runners, this room boasts impeccable quality and style and features the following:

- Integrated AEG appliances include:
  - ~ Built-in wall mounted multi-function electric oven
  - ~ Built-in wall mounted electric microwave
  - ~ Large four burner self-extracting electric hob
  - ~ Integrated 70/30 fridge/freezer
  - ~ Integrated wine cooler
  - ~ Integrated dishwasher
  - ~ Integrated waste & recycling disposal unit
- Laser edge colour matched composite laminate worktops with upstands in kitchen & utility (upgrade available)
- Tasteful Karndean flooring (various colour choices available)
- Polished chrome switch plates
- Plumbing and wiring for washing machine and tumble dryer in the utility
- LED under wall unit illumination
- LED low energy recessed ceiling downlighters
- 3-way pendants over main island in the kitchen
- Stainless steel one & half bowl sink unit with contemporary mixer tap

## Bathroom & En-Suites

The bathroom and en-suites have been individually designed and thoughtfully detailed.

- Luxurious contemporary Porcelanosa bathroom suites with wall hung WC & wall mounted designer basins with contemporary chrome bottle traps.
- Sleek high quality monoblock basin mixer taps.

- Stunning contemporary free standing whirlpool luxury bath
- Wall mounted thermostatic bath filler mixer tap with independent "hair wash" shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, flush contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head in en-suites.
- Contemporary low rise walk-in shower trays
- Bathroom and en-suite walls where fitted with appliances are fully tiled with stunning large format tiles from our contemporary range of designer tiles
- Fully tiled bathroom floors with matching contemporary tiles from our selected designer range
- Electric shaver points in both main bathroom & en-suites
- Illuminated contemporary mirrors above all basins
- Fully-tiled recessed storage boxings
- Luxury heated towel rail in both main bathroom & en-suites
- Flush ceiling spot lighting with low energy LED bulbs

## Interior Finishes

- Fully electric underfloor heating throughout
- Tasteful Karndean flooring to hallway, living room and dining areas (various colour choices available)
- Intruder alarm system
- High quality "Heavy Domestic" fitted carpets to all bedrooms (various colour choices available)
- Contemporary free standing cosy log burner in dining/ living area
- Exceptional quality contemporary oak flush finished internal doors
- Modern high quality door furniture with contemporary handles on round rose & high-performance hinges

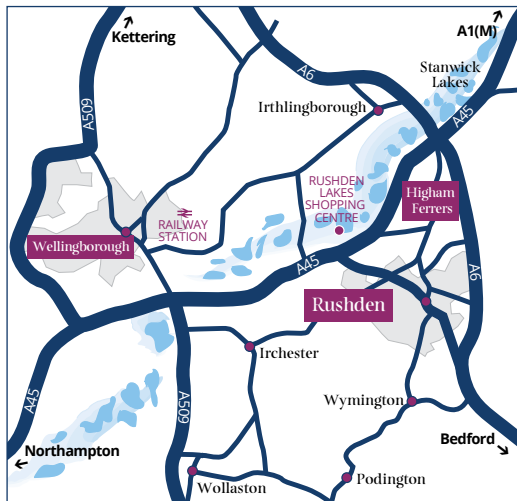
- Walls are emulsion painted in a subtle 'polished pebble' from the Dulux range (various colour choices available)
- Sleek contemporary 220mm high "Square Top" skirtings & architraves - white gloss painted finish
- Flat high 2.6m ceilings throughout finished in white
- Extensive TV & Telephone points (TV aerial not included)
- High-level TV points in all bedrooms and living room
- Mains smoke detectors burglar alarm with infrared sensors
- Polished chrome sockets & switches throughout

## Exterior Finishes

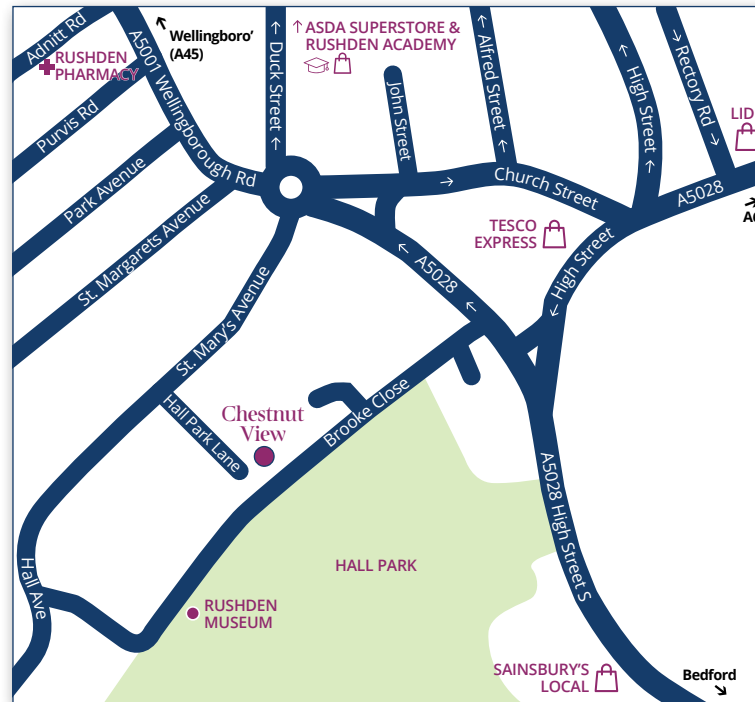
- Exceptional contemporary front entrance door with high security locking mechanism and large contemporary stainless steel pull handle and ironmongery
- Highly efficient LG R32 ASHP (Air Source Heat Pump)
- Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power points to the rear
- Low maintenance high quality uPVC double glazed windows, french doors & sliding aluminium bi-fold doors, finished in black RAL colour to match fascias & soffits
- Elevations finished in low maintenance Hardieplank in cobblestone
- Extensive array of 16 x Photovoltaic (PV) Solar Panels
- Exterior fascias & soffits are low maintenance uPVC plastic in black
- Fully landscaped gardens with turf and planted shrubs
- Paving & patios where shown are finished with matching contemporary paving slabs
- Driveway finished with low maintenance block paviours
- Contemporary pergola for suitable sheltered outside seating/ dining area
- 6 x 4 high-quality timber shed for external storage

# Chestnut View

Hall Park Lane  
Rushden  
NN10 9GB



Maps not to scale



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