



**Mike
Neville**
ESTATE AGENTS

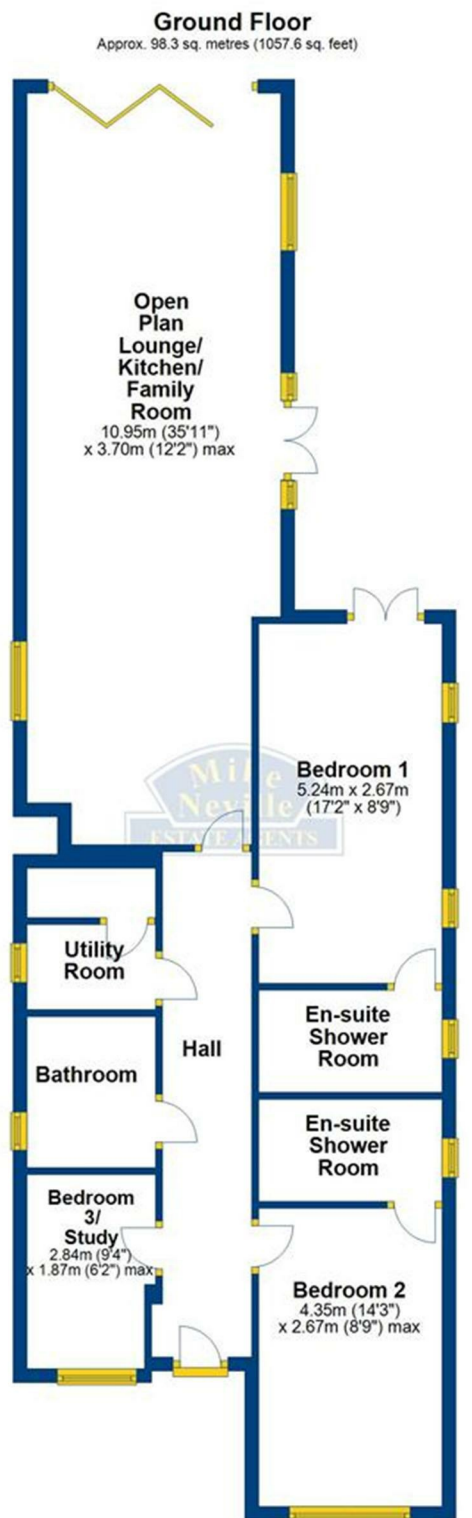
Chestnut View Hall Park Lane, Rushden, Northamptonshire, NN10 9GB

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£450,000 Freehold

Hall Park Lane is a very appealing private road situated just off St Marys Avenue and Brooke Close/Skinners Hill, with only a handful of bespoke built properties existing in this location. Local builders VJS Projects LTD are both our vendor clients and developers of the property, to which the very high, bespoke quality and overall finish is there for all to see. Boasting two double bedrooms, each with an en-suite shower room and fitted wardrobes, third bedroom/study, a family bathroom, large, open-plan, living room/family room/kitchen with fitted appliances and bi-fold doors, utility room, landscaped front and rear gardens and good driveway parking to the fore. Overall, providing the prospective purchaser with 1,050sqft of living accommodation. Ideal for someone wanting that modern, flexible, all-on-one-level living with good space provided, in a non-estate locality. Immediate viewing advised.





Total area: approx. 98.3 sq. metres (1057.6 sq. feet)

- **New Build**
- **No Onward Chain**
- **High Specification Property**
 - **Integrated Appliances**
 - **Air Source Heat Pump**
 - **Underfloor Heating**
- **Electric Car Charging Point**
- **Fully Enclosed Rear Garden**
 - **Off Road Parking**
- **Predicted Energy Efficiency Rating - A**

Location

Hall Park Lane can be found off St Mary's Avenue and Brooke Close/Skinners Hill. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

To Be Confirmed

Energy Rating

Predicted Energy Efficiency Rating - A

Accommodation

Hall

Loft access. There is a fully boarded loft with loft ladder access, providing very good storage.

Bedroom 1 17'2" x 8'9" (5.24m x 2.67m)

Fitted wardrobes.

En-suite Shower Room / WC

Bedroom 2 14'3" x 8'9" (4.35m x 2.67m)

Maximum measurement.

Fitted wardrobes.

En-suite Shower Room / WC

Bedroom 3 / Study 9'4" x 6'2" (2.84m x 1.87m)

Maximum measurement.

Bathroom / WC

Utility Room 4'1" x 6'0" (1.24m x 1.84m)

Maximum measurement, plus utility cupboard housing hot water cylinder, air source equipment etc.

Open Plan Lounge / Kitchen / Family Room 35'11" x 12'2" (10.95m x 3.70m)

Maximum measurement.

- 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

Outside

Front

Driveway approach and planted garden areas. Side gated access to rear garden.

Rear Garden

Fully enclosed.

6'0" x 4'0" high-quality timber shed for external storage.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Interior Finishes:

- Underfloor heating throughout.
- Tasteful Karndean flooring to hallway, living room and dining areas.
 - Intruder alarm system.
- High quality Heavy Domestic fitted carpets to all bedrooms.
 - High quality fitted wardrobes to bedrooms one and two.
- Contemporary free standing cosy log burner in living area (optional extra)
- 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
 - Sleek contemporary 170mm 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.
- Polished chrome sockets & switches throughout.

Kitchen & Utility Specifications:

- 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 granite worktops with upstands in kitchen & utility
- Tasteful Karndean flooring
- Polished chrome switch plates
- Plumbing and wiring for washing machine and tumble dryer in the utility
 - LED under wall unit and plinth 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-Suite Specifications:

- Luxurious contemporary Porcelanosa bathroom suites with WC & wall mounted designer basins with contemporary bottle traps.

- Sleek high quality monoblock basin mixer taps.
- Stunning contemporary free standing 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.
 - Fully tiled bathroom floors with matching contemporary tiles.
 - 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

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 15 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
- 6'0" x 4'0" high-quality timber shed for external storage















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