



Hall Park Lane
Rushden, NN10 9GB



Simpson & Weekley

"Brand New Zero-Carbon Bungalow". 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. The quality of build is evident as soon as you enter the property, all rooms are fitted with either 'heavy domestic' carpets or Kardean flooring, the warmth of the property is enhanced by the electric underfloor heating powered by the air source heat pumps, there are Oak flush finished internal doors, AEG integrated kitchen appliances, polished chrome sockets and switch plates throughout and individually designed luxurious high end Porcelanosa bathroom suits. The accommodation starts with a long entrance hall leading to all principle rooms, there are three bedrooms - two with en-suites, a family bathroom, utility and a large open living space with a brand new kitchen and lounge/dining area with bi-fold doors to the rear garden. To the front there is parking for two to three cars.

EPC Rating, Council Tax Band

Asking Price £450,000

 3  3  1





TOTAL FLOOR AREA: 1012 sq. ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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