

Hasland Green

BY RIPPON HOMES



Rippon Homes

Craftsmanship, care and comfort: the hallmarks of a Rippon home

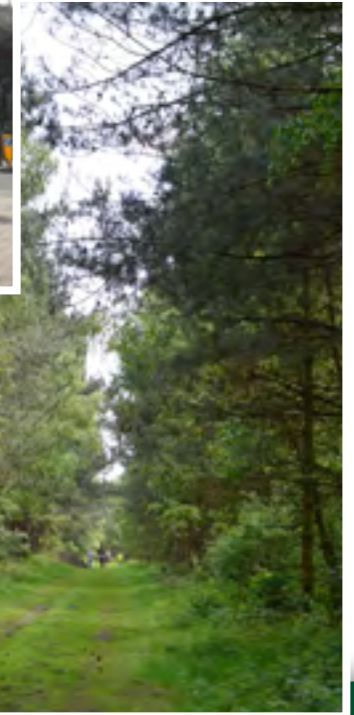
From the moment you step into a Rippon home, you'll feel something different. It might be the amount of space; it might be the sense of comfort; it might be the level of attention to detail. Whatever it is, there's one word that sums it up: home.

Aside from the welcoming sense of quality and care that you'll find in every one of our homes, the practicalities more than measure up too. Your home will be designed to meet the latest regulations on energy efficiency, saving you money on your heating bills and protecting the planet for future generations. And because it's been built by craftsmen using the highest quality materials to the most stringent requirements, it will also be easy to look after, so you can spend more of your leisure time doing the things you love.

A diamond standard

Rippon Homes was founded by Edward Rippon in 1946 and we celebrated our diamond anniversary in 2006. We build high quality houses in desirable locations because we understand that where you live is about more than just bricks and mortar. It's about building a space where you can create and share happy memories. It's about building a home.

Welcome to Rippon Homes



Location

Hasland

Hasland Green is a delightful small development of 17 three and four bedroom homes in Hasland just outside Chesterfield. With its friendly village feel and excellent schools, Hasland is the perfect place for young families to settle.

Hasland sits to the south east of Chesterfield and while today it is considered a suburb of this historic town, it retains its village charm and sense of community.

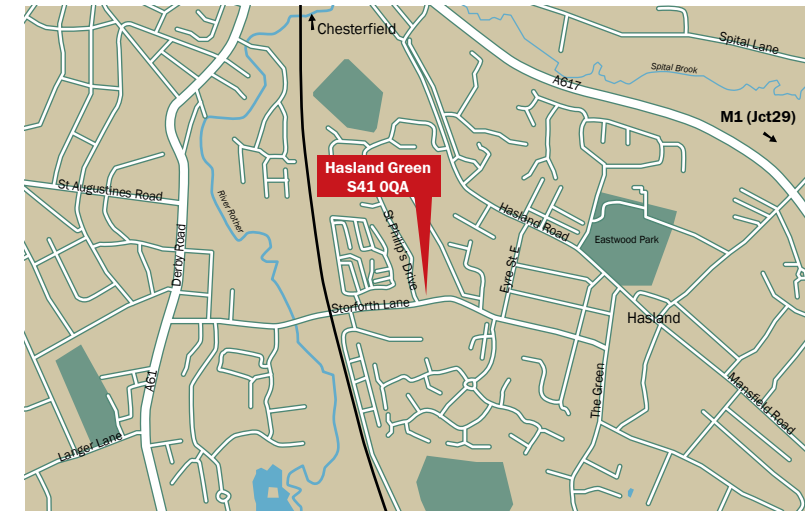
It has a wide variety of shops and all the local amenities you need on your doorstep, while Chesterfield has a lively restaurant, leisure and entertainment scene. Historic Eastwood Park provides green space with sports and play areas within walking distance, while the glories of the Peak District are just a short drive away.

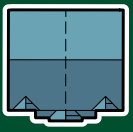
Hasland has excellent transport links for both commuting and leisure. There is easy access to the M1, there are mainline rail links from Chesterfield and East Midlands airport is under an hour away.

With its well-regarded and highly rated primary school and secondary school, Hasland is a popular choice for young families. And with every property covered by an NHBC ten year guarantee and built with our customary care and commitment to quality, this development is the perfect place for family life.



Finding Us





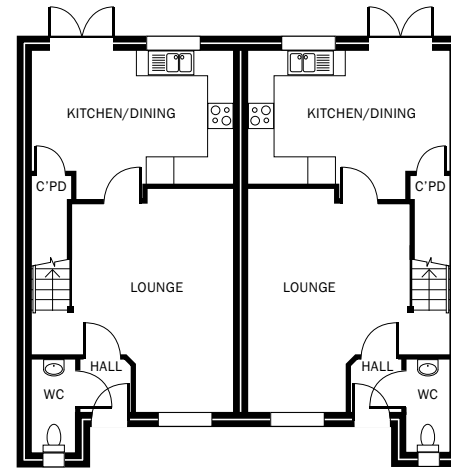
the Shirland



Three Bedroom Semi-Detached

- Entrance hallway with cloaks
- Rear kitchen with French doors opening onto the garden
- Feature open plan staircase to first floor
- Turfed enclosed rear garden

Ground Floor



Ground Floor

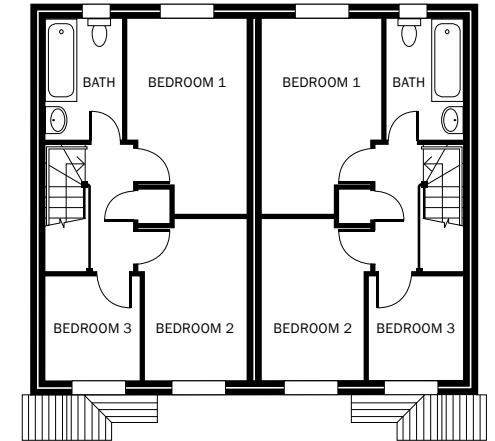
Lounge	3.56	x	4.89M	11'8"	x	16'0"M
Kitchen/Dining	4.43	x	2.98	14'6"	x	9'9"

First Floor

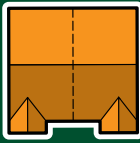
Bedroom 1	2.64M	x	4.32M	8'8"M	x	14'2"M
Bedroom 2	2.26	x	3.55	7'4"	x	11'7"
Bedroom 3	2.07	x	2.29	6'9"	x	7'6"
Bathroom	1.68	x	2.68	5'6"	x	8'9"

All room dimensions are shown ↔ x ↓
M = Maximum dimensions.

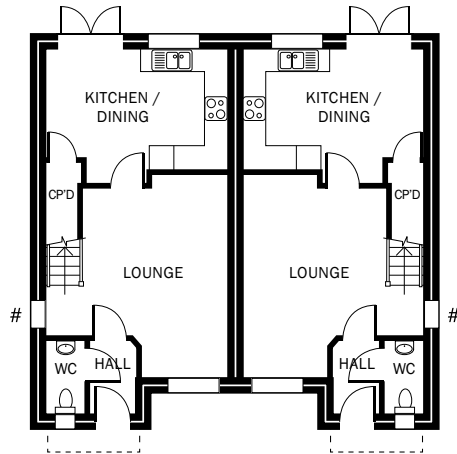
First Floor



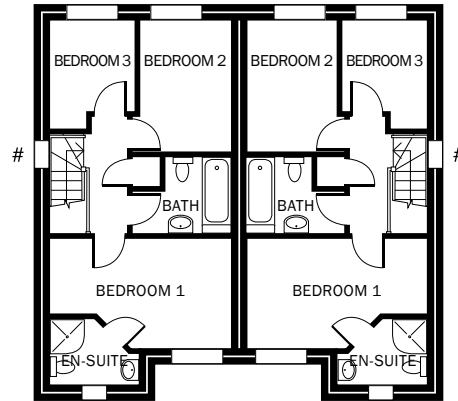
the Pennymore



Ground Floor



First Floor



Ground Floor

Lounge	3.56M x 4.94M	11'8" M x 16'2" M
Kitchen/Dining	4.43M x 2.97M	14'6" M x 9'8" M

First Floor

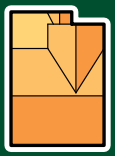
Bedroom 1	4.43M x 2.67M	14'6" M x 8'9" M
En-suite	2.17M x 1.63M	7'1" M x 5'4" M
Bedroom 2	2.21 x 3.24	7'3" x 10'7"
Bedroom 3	2.12M x 2.68M	6'11" M x 8'9" M
Bathroom	2.40M x 1.89M	7'10" M x 6'2" M

All room dimensions are shown ↔ x ↓
 M = Maximum dimensions.
 # = Window not present on all plots, please check with sales negotiator.



Three Bedroom Semi-Detached

- Fully fitted kitchen/dining room with storage cupboard
- French doors leading onto rear garden
- Enclosed entrance hall and cloakroom
- Master bedroom with en-suite shower room



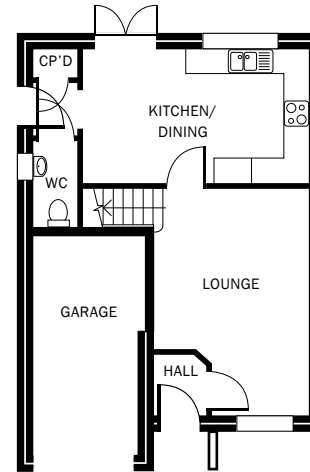
the Cranmore



Three Bedroom Detached with Garage

- Master bedroom with en-suite facility
- Lounge overlooking the front aspect
- Rear fitted dining/kitchen with French doors onto the garden
- Downstairs cloakroom
- Useful storage

Ground Floor



Ground Floor

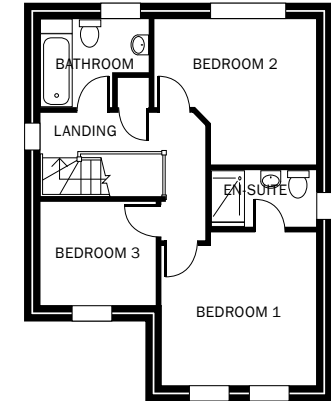
Lounge	3.51M x 5.24M	11'6"M x 17'2"M
Kitchen/Dining	5.19 x 3.08	17'0" x 10'1"

First Floor

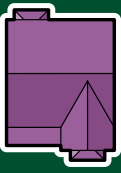
Bedroom 1	3.55 x 3.53M	11'7" x 11'6"M
En-suite	2.43 x 1.30	7'11" x 4'3"
Bedroom 2	3.72M x 3.40M	12'2"M x 11'1"M
Bedroom 3	2.66 x 2.42	8'8" x 7'11"
Bathroom	2.49M x 2.06M	8'1"M x 6'9"M

All room dimensions are shown ↔ x ↓
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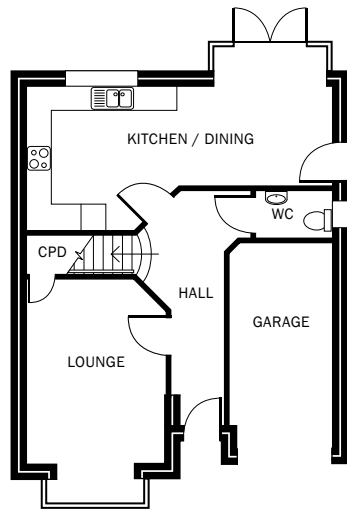
First Floor



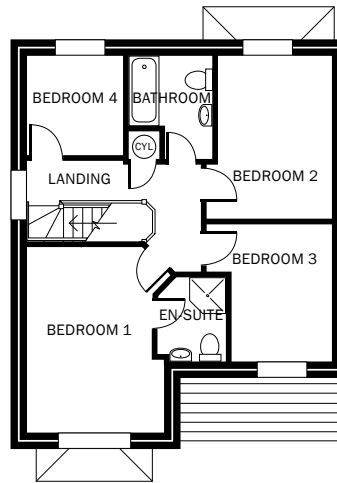
the Arlington



Ground Floor



First Floor



Ground Floor

Lounge	3.27M x 4.35M*	10'8"M x 14'3"M*
Kitchen/Dining	7.24M x 3.38M*	23'9"M x 11'1"M*

First Floor

Bedroom 1	3.27M x 4.39	10'8"M x 14'4"
En-Suite	1.64M x 2.01M	5'4"M x 6'7"M
Bedroom 2	2.72 x 3.90	8'11" x 12'9"
Bedroom 3	2.38 x 3.24	7'9" x 10'7"
Bedroom 4	2.33 x 2.39	7'7" x 7'10"
Bathroom	1.99M x 2.46M	6'6"M x 8'0"M

All room dimensions are shown ↔ x ↓
 M = Maximum dimensions.
 * = Dimensions not taken into bays.

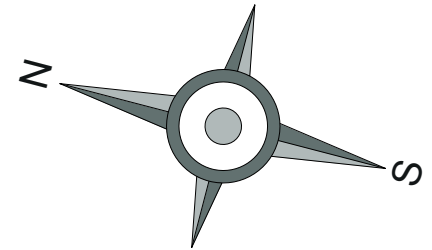


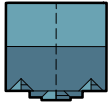
Four Bedroom Detached with Garage

- Interesting entrance hallway
- Feature bay window to the lounge
- Spacious fitted kitchen/diner with French doors leading onto the rear garden
- Master bedroom with en-suite facility
- Downstairs cloakroom

Site Plan

Hasland Green,
Storforth Lane, Chesterfield

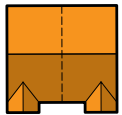




Shirland

Three Bedroom Semi-Detached with Driveway
or Parking Spaces

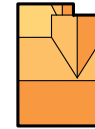
Available plots 8, 9, 12 & 13



Pennymore

Three Bedroom Semi-Detached with Driveway or
Parking Spaces

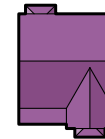
Available plots 6, 7, 10, 11, 14, 15, 16 & 17



Cranmore

Three Bedroom Detached with Garage

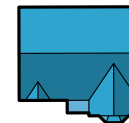
Available plots 2 & 3



Arlington

Four Bedroom Detached with Garage

Available plot 4



Glenfield

Four Bedroom Detached with Garage

Available plots 1 & 5



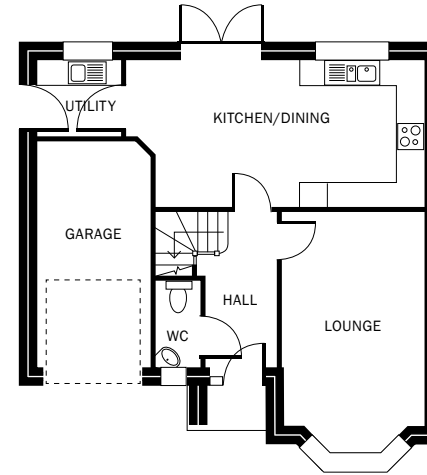
the Glenfield



Four Bedroom Detached House with Garage

- Bright open plan kitchen/diner with French doors opening on to the garden and a utility
- Spacious lounge with a feature bay window to the front
- Master bedroom with fitted wardrobes and en-suite facility

Ground Floor



Ground Floor

Lounge	3.30	x	4.65*	10'9"	x	15'3"*
Kitchen/Dining	6.76M	x	3.20	22'2"M	x	10'6"
Utility	1.97	x	1.57	6'5"	x	5'1"

First Floor

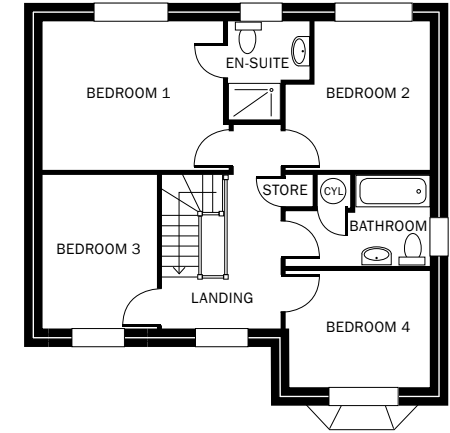
Bedroom 1	4.12	x	3.24	13'6"	x	10'7"
En-suite	1.79M	x	2.17M	5'10"M	x	7'1"M
Bedroom 2	3.31M	x	3.24M	10'10"M	x	10'7"M
Bedroom 3	2.63	x	3.41	8'7"	x	11'2"
Bedroom 4	3.30	x	2.55	10'9"	x	8'4"
Bathroom	3.30M	x	2.00M	10'9"M	x	6'6"M

All room dimensions are shown ↔ x ↑

M = Maximum dimensions.

* = Dimensions not taken into bays.

First Floor



Specifications

	Shirland	Pennymore	Cranmore	Arlington	Glenfield
<p> ✓ included ✗ not included ✦ optional extra </p>					
INTERNAL SPECIFICATION					
Walls & Ceilings					
All walls magnolia, except kitchen & bathroom which are white	✓	✓	✓	✓	✓
Joinery					
All joinery to be painted white	✓	✓	✓	✓	✓
Bedrooms					
Fitted wardrobes to master bedroom	✦	✦	✦	✓	✓
Wardrobes to other bedrooms	✦	✦	✦	✦	✦
General Floor Finishes					
Carpets Standard range throughout except kitchen/dining area	✓	✓	✓	✓	✓
Ceramic flooring to kitchen/dining area	✦	✦	✦	✓	✓
Vinyl flooring to kitchen/dining area	✓	✓	✦	✦	✦
Vinyl flooring to kitchen/dining area and downstairs cloaks	✦	✦	✓	✦	✦
KITCHENS					
Kitchen Units					
Selection of Symphony kitchen range from sales office	✓	✓	✓	✓	✓
Selection of Egger laminate work surfaces from sales office	✓	✓	✓	✓	✓
Selection of granite/corion/quartz laminate work surfaces from sales office	✦	✦	✦	✦	✦
Worktop upstands to match	✓	✓	✓	✓	✓
Appliances (see layout to determine if applicable)					
CDA stainless steel double oven tall housing DC940	✗	✗	✓	✓	✓
CDA stainless steel single fan electric oven SA222 under counter	✓	✓	✗	✗	✗
CDA stainless steel double fan electric under counter oven DC740	✦	✦	✗	✗	✗
CDA gas hob HVG620 with cast iron pan supports (Black or SS)	✓	✓	✓	✓	✓
CDA Chimney hood ECH61 (Black or SS)	✓	✓	✗	✗	✗
CDA curved glass extractor ECP62 (Black or SS)	✦	✦	✓	✓	✓
CDA fridge freezer 70/30 split integrated FW872	✦	✦	✓	✓	✓
CDA dishwasher WC140IN	✦	✦	✓	✓	✓
CDA washer dryer CI925	✦	✦	✦	✦	✦
Electric point & plumbing for dishwasher	✓	✓	✓	✓	✓
Electric point & plumbing for washer	✓	✓	✓	✓	✓
Curved glass splashback to hob, ASG62 (Black or Grey)	✦	✦	✓	✓	✓
Metal splashback to hob CSB6 (Black or SS)	✓	✓	✗	✗	✗
Combination microwave oven VM450/VM600 and single oven in tall housing	✗	✗	✦	✦	✦

Specifications

	Shirland	Pennymore	Cranmore	Arlington	Glenfield
<p> ✓ included ✗ not included ✦ optional extra </p>					
Sinks & Taps					
One & half bowl stainless steel sink plus monobloc mixer tap	✓	✓	✓	✓	✓
Pelmet/Special Lighting					
Designer strip lighting to kitchen units	✓	✓	✓	✓	✓
BATHROOMS ENSUITES CLOAKS					
Bathroom					
Ideal standard Alto range to bathroom	✓	✓	✦	✦	✦
Alto bath 170 x 70cm	✓	✓	✦	✦	✦
Ceraplan bath/shower mixer	✗	✓	✦	✦	✦
Over bath shower valve	✓	✗	✦	✦	✦
Shower screen	✓	✦	✦	✓	✦
ROCA Debba range to bathroom, Grohe taps	✦	✦	✓	✓	✓
Grohe bath/shower mixer	✦	✦	✓	✓	✓
Ceramic wall tiles half height around bath, splash back to basin	✗	✓	✓	✓	✓
Ceramic wall tiles full height around bath, splash back to basin	✓	✦	✦	✦	✦
Fully tiled walls and floors	✦	✦	✦	✦	✦
Ensuite (if applicable)					
Ideal standard Alto range to ensuite	✗	✓	✦	✦	✦
Shower tray, screen, tiles and doors	✗	✓	✓	✓	✓
Roca Debba range to ensuite, Grohe taps	✦	✦	✓	✓	✓
Ceramic wall tiles splashback to basin and sill	✓	✓	✓	✓	✓
Fully tiled walls and floors	✦	✦	✦	✦	✦
Cloaks (if applicable)					
Ideal standard Alto range to cloaks	✓	✓	✦	✦	✦
Roca Debba range to cloaks, Grohe taps	✦	✦	✓	✓	✓
Ceramic tiles splashback to basin	✓	✓	✓	✓	✓
Fully tiled walls and floors	✦	✦	✦	✦	✦

✓ included
 ✗ not included
 † optional extra

Shirland

Pennymore

Cranmore

Arlington

Glenfield

ELECTRICAL & PLUMBING/HEATING

Electrics

All accessories to be Hager Sollysta range	✓	✓	✓	✓	✓
Electric light and double powerpoint to integral garage	✗	✗	✓	✓	✓
TV aerial point in living room	✓	✓	✓	✓	✓
TV aerial point in kitchen/dining area	†	†	✓	✓	✓
TV aerial point in master bedroom	✓	✓	✓	✓	✓
TV aerial point in additional bedroom	†	†	†	†	†
Digital co-axial cable to roof space	✓	✓	✓	✓	✓
BT point living room	✓	✓	✓	✓	✓
Burglar alarm wire only	†	†	✓	✓	✓
Burglar alarm System	†	†	†	†	†
Lantern with PIR to front door	✓	✓	✓	✓	✓
Lantern with PIR to rear door or drive	†	†	†	†	†
Doorbell and chimes to front door only	✓	✓	✓	✓	✓
Smoke detectors as floor plan	✓	✓	✓	✓	✓
Energy saving light fittings to specified rooms	✓	✓	✓	✓	✓
Downlighters to kitchens	†	†	✓	✓	✓

Heating

Worcester Bosch gas fired central heating system with Stelrad Elite radiators	✓	✓	✓	✓	✓
Thermostatic radiator valves to all specified rooms	✓	✓	✓	✓	✓
Gas fired combi boiler	✓	✓	✓	✗	✗
Gas fired condensing boiler with separate cylinder	✗	✗	✗	✓	✓
Electronic programmer if required	✓	✓	✓	✓	✓
Electric immersion heater if suitable cylinder	✗	✗	✗	✓	✓

Plumbing

External cold water tap	†	†	†	†	†
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Specifications

- ✓ included
- ✗ not included
- ✦ optional extra

	Shirland	Pennymore	Cranmore	Arlington	Glenfield
EXTERNAL FINISHES					
House					
Double glazed uPVC windows, lockable except fire escape units	✓	✓	✓	✓	✓
Double glazed uPVC french doors with multi point locking	✓	✓	✓	✓	✓
GRP front doors primed, 2 undercoats and 1 coat gloss	✓	✓	✓	✓	✓
GRP faced back doors primed, 2 undercoats and 1 coat gloss	✓	✓	✓	✓	✓
Chrome finish ironmongery to external doors	✓	✓	✓	✓	✓
UPVC fascia and soffit	✓	✓	✓	✓	✓
UPVC barge boards or stone/brick verge detail	✓	✓	✓	✓	✓
UPVC gutter	✓	✓	✓	✓	✓
Gardens					
Side timber gate with latch and bolt	✓	✓	✓	✓	✓
Turf to front and rear garden	✓	✓	✓	✓	✓
Pavings					
Buff riven paving slabs to paths and patio	✓	✓	✓	✓	✓
Garages					
Black tarmac to drives with concrete edgings and delineation to shared drive	✓	✓	✓	✓	✓
Factory finished garage door	✗	✗	✓	✓	✓
Electrically operated garage door	✗	✗	✦	✦	✦
Alarm to garage	✗	✗	✦	✦	✦

Notes

Important Notice – Although the company has endeavoured to produce these particulars with care and accuracy, they should be treated as a general guidance and for illustration purposes only. They cannot be relied upon as accurately describing any of the Specified Matters prescribed by or under the Property Misdescription Act 1991 and they do not constitute a contract or warranty or any part thereof. The dimensions shown should not be used for carpet sizes, appliance spaces, furniture or furnishings.



For more details visit...
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