



# Northdale Park

---

AN EXCITING DEVELOPMENT OF BRAND NEW  
HOMES IN RAUNDS, NORTHAMPTONSHIRE



# NORTHDALE PARK

## A growing new community

**NORTHDALE PARK** is a partnership between Bowbridge Homes and Snowdon Homes where it is our intention to not just build houses but establish a new community. A community is a living entity, which develops organically and is shaped by each and every individual, couple and family living there.

We hope **Northdale Park** will become just such a community – growing in maturity over the years and blending with the bigger, vibrant community of Raunds itself to become an integral part of the town.

The many facets of **Northdale Park**, such as Northdale Common, the wildlife pond, the gently curving streets and the housing in and around Northdale Court, all introduce diverse elements, adding interest to the development, giving it character and promoting quality of life through a pleasant environment.

The design and layout of **Northdale Park** incorporates many pockets of public green space to break up the street scenes and bring in areas for relaxation, dog-walking and play.

At **Northdale Park** we have brought together contemporary external designs and materials which sit perfectly within their environment, and internal layouts that are flexible and perfectly suited to the needs of the modern family.

**Northdale Park** is set to grow into a great community for the future.

Northdale Park's layout and open spaces make it a great place to bring up a young family.



Computer generated main image



# WELCOME TO RAUNDS

## A bustling town in the beautiful Nene valley

**WATER IS A THEME** of the area around **Northdale Park**, from the wildlife lake at the foot of the development to the many gravel pit lakes which accompany the River Nene on its meandering journey through the area; water provides a place for a few minutes' peace and quiet on the edge of the site, a shopping trip to Rushden Lakes shopping centre or time out with the family at Stanwick Lakes country park, which offers a wide range of leisure pursuits.

The market town of Raunds sits on the southern side of the Nene Valley, just 10 miles from Wellingborough and 20 miles from

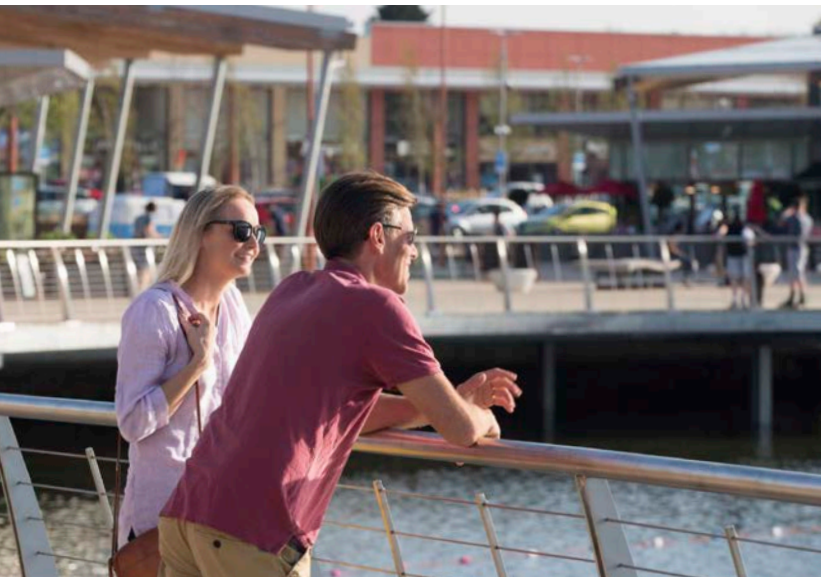
Northampton. Its historic connections date back to Roman times, with a Roman villa discovered during the 1980s in the Nene Valley nearby.

The town's shoe industry has now gone, but was significant in the history of Raunds, with a march to London in 1905 to campaign for improved pay for Army bootmakers.

The Raunds Music Festival fills the town with folk, jazz and roots music in early May every year.

The town caters for children up to and including secondary age in its pre-school (rated Outstanding by OFSTED), infants and primary schools, St Peter's CE Academy and Manor School Sports Academy (all OFSTED Good).

Rushden Lakes has many big brand shops and also offers leisure activities and restaurants.



Nearby Stanwick Lakes is a 750-acre wetland reserve which is great for walking and cycling.

St Peter's Church overlooks the town from its position above the High Street.



## Perfectly located for work and leisure



Raunds enjoys good links to the road network, sitting near the crossroads of the A14 and A45, which means good travel times to the Midlands, the M1, A1(M) and the East Coast. Rail services from Wellingborough serve St Pancras in 55 minutes; Kettering to Leicester takes just over 20 minutes.

## WHO WE ARE

### In partnership to build a better environment

**Bowbridge Homes** and **Snowdon Homes** only create properties of which we can be proud. We build homes the way we think they should be built and that people aspire to live in. You can rest assured that each of our homes has been thoughtfully designed with a keen eye on the details that improve everyday life.

Working together at Northdale Park, we are able to offer the innovative and creative development for which **Bowbridge Homes** are renowned, along with the excellent build quality synonymous with **Snowdon Homes**.

We are proud of not being national housebuilders, as this allows us to look at schemes individually and do the right thing for each development site and the community within which it sits.

**CUSTOMER CARE** is at the very heart of your purchase with us. We know that buying a new home can be stressful, which is why our dedicated sales team will be with you throughout the journey. This doesn't end when we give you the keys to your beautiful new home: we provide a comprehensive handover and introduction to your new home and an ongoing Customer Care service that ensures peace of mind once you have settled in.

Each of our homes comes with a 10 year NHBC New Homes Warranty and we also subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information please visit [www.consumercode.co.uk](http://www.consumercode.co.uk)

Our aim is to ensure that you will be absolutely delighted with your new home - right from the moment you receive the keys.



# NORTHDALE PARK

Development layout



**BOWBRIDGE**  
HOMES



**CONSUMER**  
**CODE** FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

# SPECIFICATIONS What's included when you buy with us

Your new home at **Northdale Park** will be finished to the highest level, with a number of added extras included as standard.

These include fully-integrated kitchen appliances with a two-year warranty and a beautiful Roca designer bathroom with rainfall shower and vanity units.

It's all part of our attention to detail to ensure your home has the finish you want - with the highest quality products.

## KITCHEN & UTILITY

Choice of contemporary fitted units and worktops \*\*

Fully integrated appliances, to include:

- Single electric oven in 2 & 3 bedroom homes
- Double electric oven in 4 & 5 bedroom homes
- Ceramic hob
- Stainless steel cooker hood
- Fully integrated fridge/freezer and dishwasher \*

## BATHROOMS, EN-SUITES & CLOAKROOM

Stylish Roca sanitaryware with designer chrome taps

Dual flush WCs \*

Rainfall shower heads \*

Shower over bath with glazed shower screen

Large format tiling to specified wall areas \*\*

Chrome heated towel rail

## MEDIA & ELECTRICAL

TV points fitted in the living room and master bedroom

Media plate fitted in the living room

Low energy lighting throughout, with recessed LED downlights in kitchen and bathrooms

Ample power points in each property

USB plug sockets fitted in the kitchen and master bedroom

## WINDOWS & DOORS

High quality front doors and double glazed windows with energy efficient, low emissivity glass

## HEATING & HOT WATER

High efficiency gas central heating system

## INTERNAL FINISHES

Contemporary, painted internal doors with brushed stainless steel ironmongery

White painted walls with white gloss woodwork

## EXTERNAL FINISHES

Landscaped and turfed front gardens

Patio area to rear

Driveways in block paving

External tap and lighting

High-speed fibre broadband connection

## SAFETY & SECURITY

Mains supply smoke alarms

Multipoint locking system to external doors

## PEACE OF MIND

10 year NHBC New Homes Warranty

We subscribe to the Consumer Code for Homebuilders

\* Where applicable

\*\* Choice available dependent on stage of build

Pictures show kitchens and bathrooms of similar specification but not necessarily the same design.







# THE MINTRIDGE FOUNDATION

## A sporting chance for young people



BMX World Champion Kelvin Batey delivers a school programme at St Andrew's Primary School, North Kilworth sponsored by Bowbridge Homes.

At **Bowbridge Homes** we aim to make a positive contribution to the communities that we work in – and this is not just limited to creating amazing new homes!

We are proud to be working with **The Mintridge Foundation** as our charitable partners and have committed to sponsoring a mentoring programme in every community that we are active in. Having seen first hand the positive impact that each of these programmes creates, we hope to put something back into the community and inspire a future generation to pursue their goals.

**The Mintridge Foundation** is a registered charity, based in the East Midlands, dedicated to enhancing life skills in young people through sport. The foundation provides a support network for young people by harnessing the power of positive sporting role models. Their team of Ambassadors – Olympians, Paralympians and other professional sports stars from over 20 sports, both team and individual – work with young people in schools, clubs and academies across the UK.

They assist young people of all ages, abilities and physical capabilities to develop confidence and resilience, and create awareness of the importance of mental and physical wellbeing through sport.

**The Mintridge Foundation's** successes demonstrate the incredible power of sport: from a mentee's selection, to representing Great Britain in their chosen field, to enabling disabled children to find confidence and happiness just through participation.





## VIEWINGS AT Northdale Park

---

If you have any questions or would like to visit Northdale Park,  
please contact our on-site Sales Team.

**SALES CENTRE 01933 808946**

northdalepark@connells.co.uk | connells.co.uk



Backed by  
HM Government

**Connells**



# How to find Northdale Park



BOWBRIDGE-GROUP.COM



SNOWDONHOMES.COM



The Avon

TWO BEDROOMS, ONE ENSUITE



# The Avon



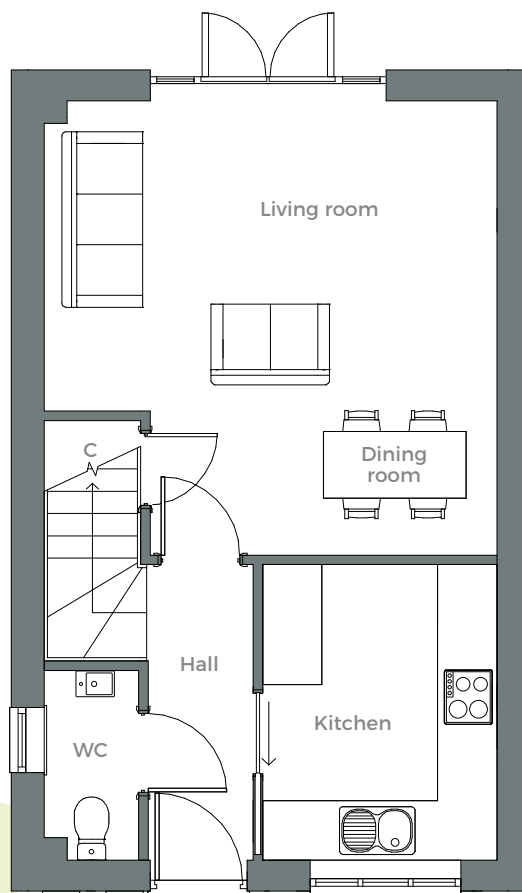
## INTERIOR DIMENSIONS

### GROUND FLOOR

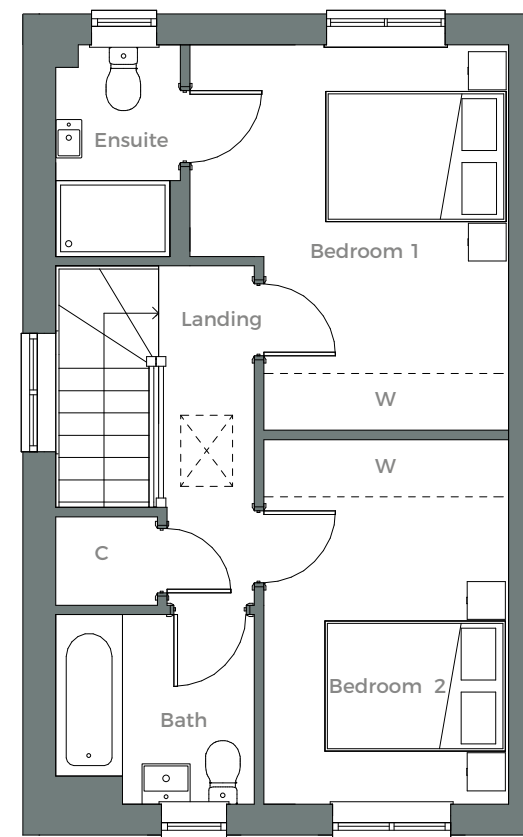
Kitchen	3150 x 2450	10' 4" x 8' 0"
Living/ Dining room	4825 x 4765	15' 10" x 15' 7"

### FIRST FLOOR

Bedroom 1	4100 x 3340	13' 5" x 10' 11"
Ensuite	2265 x 1350	7' 5" x 4' 5"
Bedroom 2	3875 x 2560	12' 8" x 8' 5"
Bathroom	2130 x 2035	7' 0" x 6' 8"



GROUND FLOOR



FIRST FLOOR

C Cupboard  
W Wardrobe  
WC Cloakroom

All measurements are approximate and are maximum dimensions. Position and number of windows may vary according to plot. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



The Leam

THREE BEDROOMS, ONE ENSUITE



# The Leam

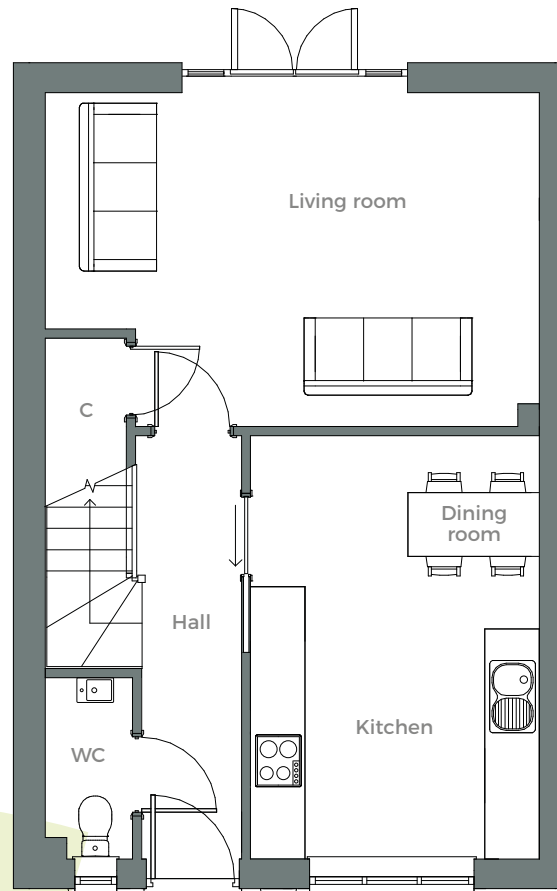
## INTERIOR DIMENSIONS

### GROUND FLOOR

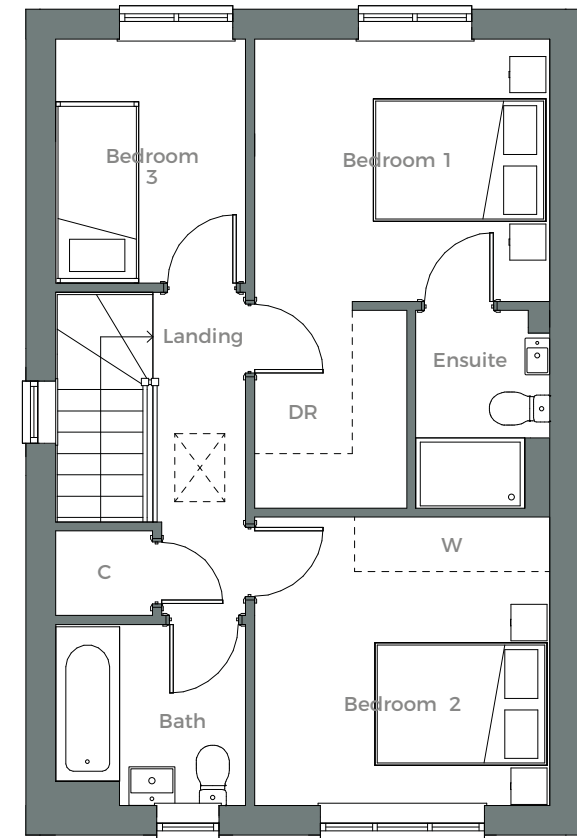
Living room	5345 x 3620	17' 6" x 11' 10"
Kitchen/ Dining room	4760 x 3160	15' 7" x 10' 4"

### FIRST FLOOR

Bedroom 1	3220 x 2890	10' 7" x 9' 6"
Ensuite	2175 x 1440	7' 2" x 4' 9"
Dressing room	2175 x 1675	7' 2" x 5' 6"
Bedroom 2	3220 x 3180	10' 7" x 10' 5"
Bedroom 3	2690 x 2115	8' 10" x 6' 11"
Bathroom	1995 x 2115	6' 6" x 6' 11"



**GROUND FLOOR**



**FIRST FLOOR**

C Cupboard  
W Wardrobe  
WC Cloakroom





# The Tove

THREE BEDROOMS, ONE ENSUITE



# The Tove



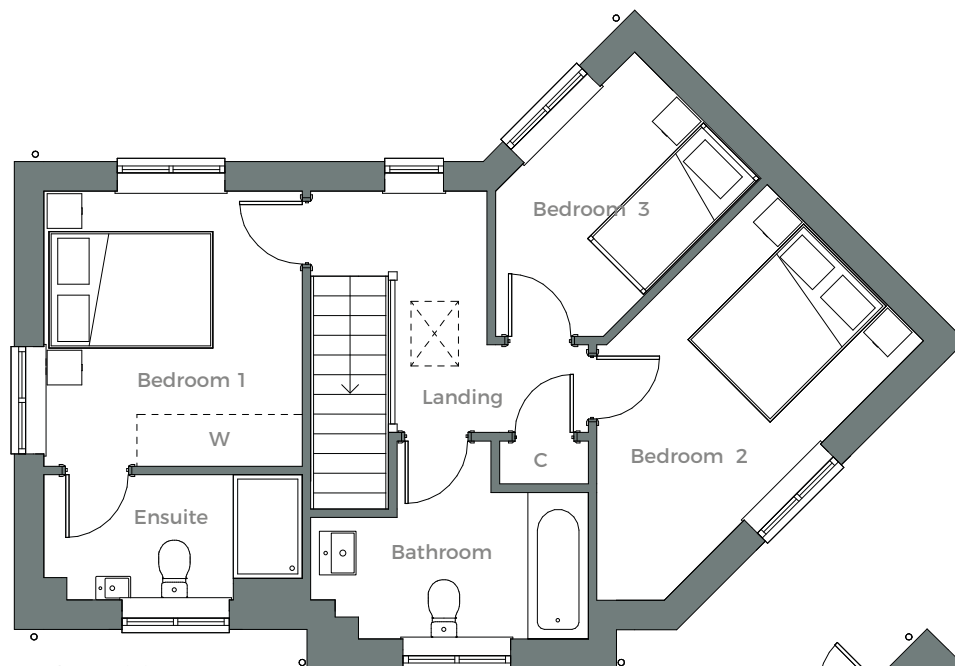
## INTERIOR DIMENSIONS

### GROUND FLOOR

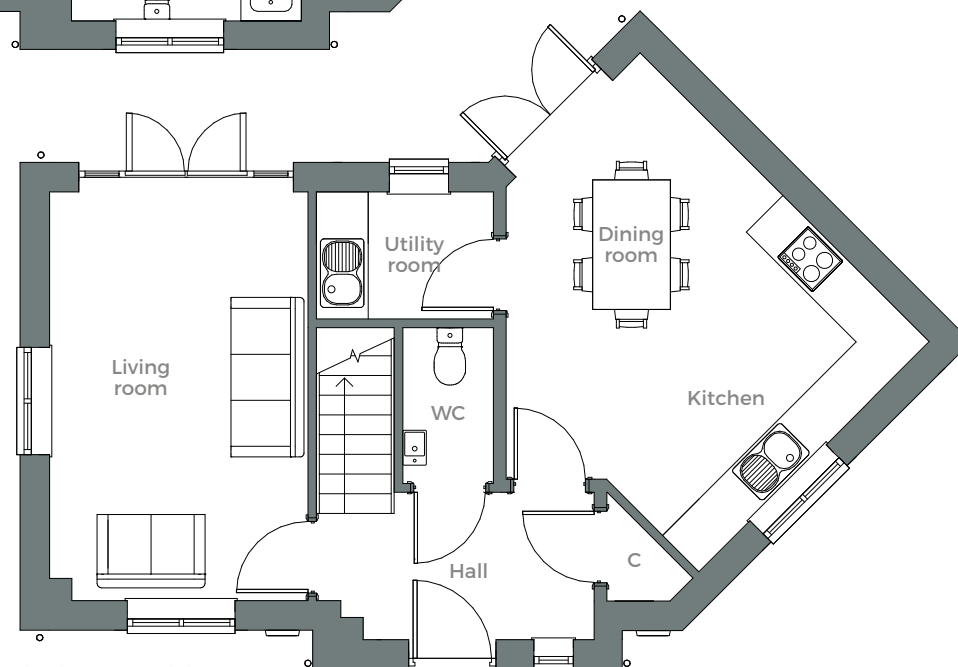
Living room	4745 x 2995	15' 7" x 9' 10"
Kitchen/ Dining room	4745 x 3775	15' 7" x 12' 5"
Utility room	2030 x 1475	6' 8" x 4' 10"

### FIRST FLOOR

Bedroom 1	3190 x 2995	10' 5" x 9' 10"
Ensuite	2995 x 1455	9' 10" x 4' 9"
Bedroom 2	4250 x 2565	13' 11" x 8' 5"
Bedroom 3	2280 x 2075	7' 6" x 6' 10"
Bathroom	3215 x 2295	10' 6" x 7' 6"



**FIRST FLOOR**



**GROUND FLOOR**

C Cupboard  
W Wardrobe  
WC Cloakroom



# The Nene

THREE BEDROOMS, ONE ENSUITE



# The Nene

## INTERIOR DIMENSIONS

### GROUND FLOOR

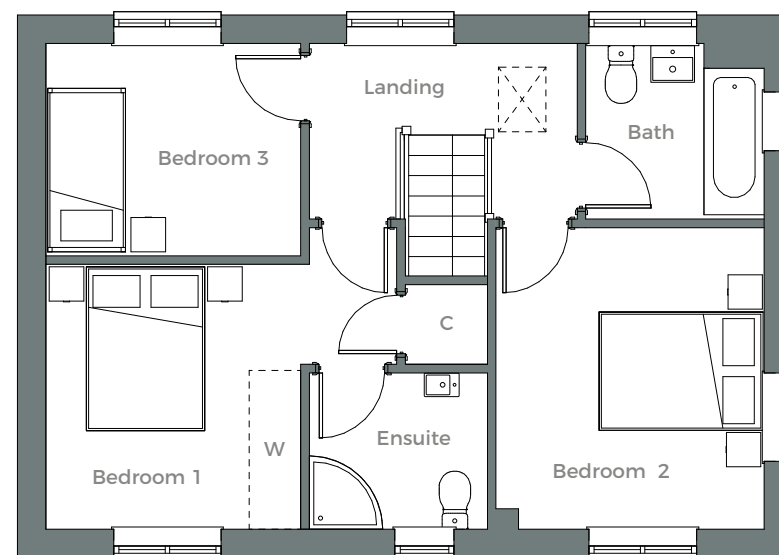
Living room	5635 x 3090	18' 6" x 10' 2"
Kitchen/ Dining room	5635 x 2845	18' 6" x 9' 4"
Utility room	2150 x 1755	7' 1" x 5' 9"

### FIRST FLOOR

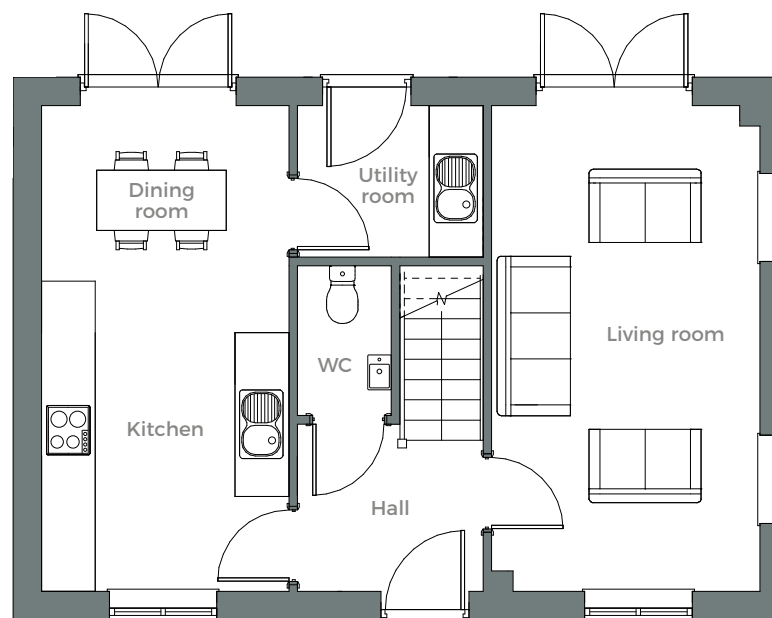
Bedroom 1	3070 x 2930	10' 1" x 9' 7"
Ensuite	2065 x 1810	6' 9" x 5' 11"
Bedroom 2	3500 x 3090	11' 6" x 10' 2"
Bedroom 3	2930 x 2460	9' 7" x 8' 1"
Bathroom	2035 x 2050	6' 8" x 6' 9"

C Cupboard  
W Wardrobe  
WC Cloakroom

## FIRST FLOOR



## GROUND FLOOR



All measurements are approximate and are maximum dimensions. Position and number of windows may vary according to location within the development. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



# The Kinewell

THREE BEDROOMS, ONE ENSUITE



# The Kinewell



## INTERIOR DIMENSIONS

### GROUND FLOOR

Living room	5745 x 3560	18' 10" x 11' 8"
Kitchen/Dining room	4335 x 2550	14' 2" x 8' 4"

### FIRST FLOOR

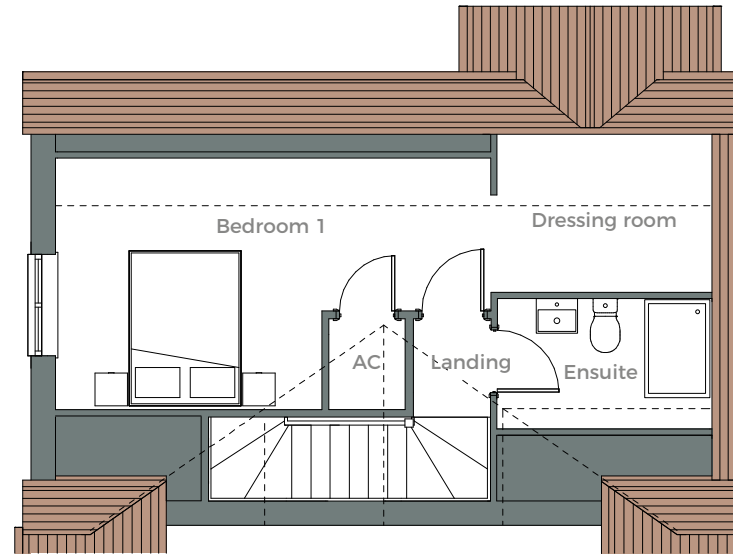
Bedroom 2	5745 x 2595	18' 10" x 8' 6"
Bedroom 3	4845 x 2885	15' 11" x 9' 5"
Bathroom	2360 x 2310	7' 9" x 7' 7"

### SECOND FLOOR

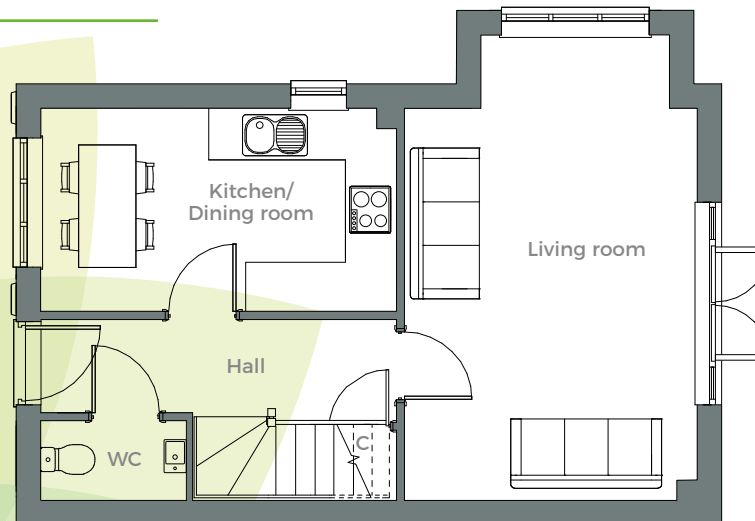
Bedroom 1*	7995 x 3145	26' 3" x 10' 4"
Ensuite	2595 x 1575	8' 6" x 5' 2"

\* Includes dressing room

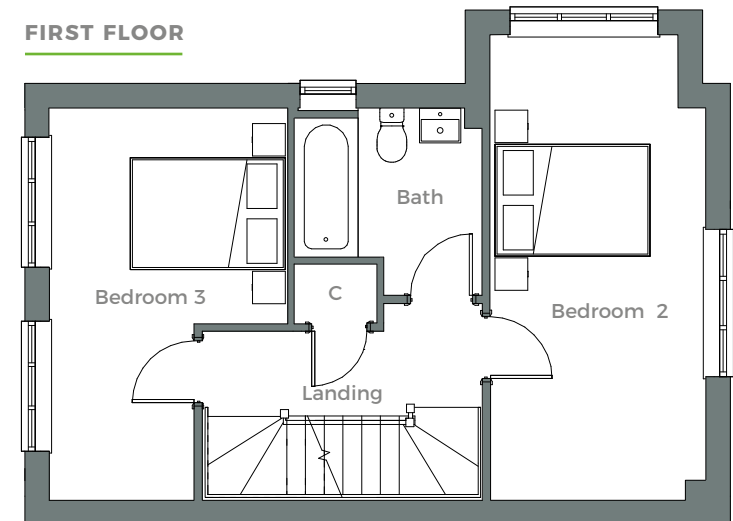
## SECOND FLOOR



## GROUND FLOOR



## FIRST FLOOR



- AC Airing cupboard
- C Cupboard
- W Wardrobe
- WC Cloakroom

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



# Northdale Park

AN EXCITING DEVELOPMENT OF BRAND NEW  
HOMES IN RAUNDS, NORTHAMPTONSHIRE



[SNOWDONHOMES.COM](http://SNOWDONHOMES.COM)



[BOWBRIDGE-GROUP.COM](http://BOWBRIDGE-GROUP.COM)



# Northdale Park

## DEVELOPMENT LAYOUT

- The Avon**  
2 bedroom property, ensuite
- The Leam**  
3 bedroom property, ensuite
- The Ouse**  
3 bedroom property, ensuite
- The Tove**  
3 bedroom corner property, ensuite.
- The Nene**  
3 bedroom property, ensuite
- The Kinewell**  
3 bedroom property, ensuite
- The Cherwell**  
4 bedroom property, ensuite
- The Welland**  
4 bedroom detached property, ensuite, single garage
- The Stanwick**  
4 bedroom detached property, ensuite, single garage
- The Grafham**  
5 bedroom detached property, ensuite, single garage

