



4 Mallard View, Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

****SHOW HOUSE NOW AVAILABLE TO VIEW BY APPOINTMENT****

This stunning new build detached house on Bye Pass Road, Bolton le Sands will feature three bedrooms and a modern and stylish design, with high-quality fixtures and fittings throughout. The ground floor will comprise of a utility room, a WC, a lounge, and an open plan kitchen diner, perfect for relaxing and entertaining. The fully-fitted kitchen will feature sleek, integrated appliances, and there will be ample space for a dining table. Upstairs, there will be three generously-sized bedrooms, each with fitted wardrobes, and a modern family bathroom. The master bedroom will benefit from an en-suite bathroom. The property is set to be completed by Autumn 2024, providing the perfect opportunity to acquire a contemporary family home in a sought-after location. It will appeal to purchasers looking to take advantage of the superb location, with the property sitting in an ideal position for access to the delightful Morecambe Bay, as well as the nearby city of Lancaster. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the award winning university of Lancaster, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, junction 34 of the M6 lies 5-10 minutes away by road with the Lake District lying to the North and the larger cities of Preston and Manchester to the south.



Specification

Kitchen/Diner

Appliances - NEFF double oven and induction hob, dish washer, integrated fridge/freezer, extractor.
Range of kitchen of base/wall units with laminate worktops
With matching upstands. (Choice of style and colour)
Stainless 1.5 bowl sink with chrome tap
LED downlights
Patio doors to rear
Glass splash back behind hob (choice of colours)
LVT flooring

Heating and Electrical

LED downlights to bathrooms, kitchen/diner & lounge. ceiling roses to all other rooms.
Smoke detector to hall and landing, heat detectors to kitchen & utility.
PIR light to front and rear
Thermostatically controlled heating system
Outside socket
EV charging point
TV points to all inhabitable rooms
USB sockets to kitchen & Master bedroom

Family Bathroom

Three piece bathroom suite with shower over bath
Splash areas fully tiled (choice of tiles)
Chrome towel rail
LVT flooring

Ensuite

Large shower enclosure
Splash areas fully tiled (choice of tiles)
Toilet & basin
LVT flooring

Internal Joinery

Modern feature doors with chrome/brushed steel door furniture.
Taurus skirting and architrave

Landscaping

Turf to rear
Flagged path & Patio area

Hard standing to parking areas/driveway
Timber fence & gate to boundary (except where a natural boundary is present)

Other Items

Feature composite front door
high performance uPVC window and doors
All walls and wood work painted in white
High level of insulation

Additional Information

A reservation fee of £1000 is required to secure the plot.
The plot is scheduled to be ready around Autumn 2024.



Orange dashed lines indicates the location of the existing property, which is to be demolished.

Hatch indicates 3m easement to either side of the drain. Allow for drain diversion, shown with a blue line. Exact location of the drain to be confirmed on site.

Existing drain location shown in an orange dash. Exact location to be confirmed on site.

Green dot dashed line indicates approximate location of existing drain. Exact location to be confirmed on site.

Proposed Site Plan
1:100



Plots 4&5 face the road and address the public highway. Stone boundary wall to the front.

- Rev K 03 11 2022 / R01 Side removed
- Rev J 07 11 2022 / R04 General updates
- Rev I 03 10 2022 / R04 Entrance and driveway amended to road articulation
- Rev H 21 04 2022 / R01 Partition between utility and garage removed. All parking spaces are at least the minimum required by highway.
- Rev G 25 03 2022 / R01 Amended to site 4&5 changed.
- Rev F 22 03 2022 / R01 Turnright wall added. 10 spaces provided.
- Rev E 21 02 2022 / R01 Parking added between the houses and removed from the boundary.
- Rev D 2 30 12 2022 / R01 3m easement added to each side of the drain.
- Rev C 1 30 12 2022 / R01 Drain location altered.

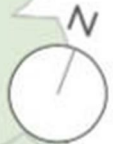
PROPOSED

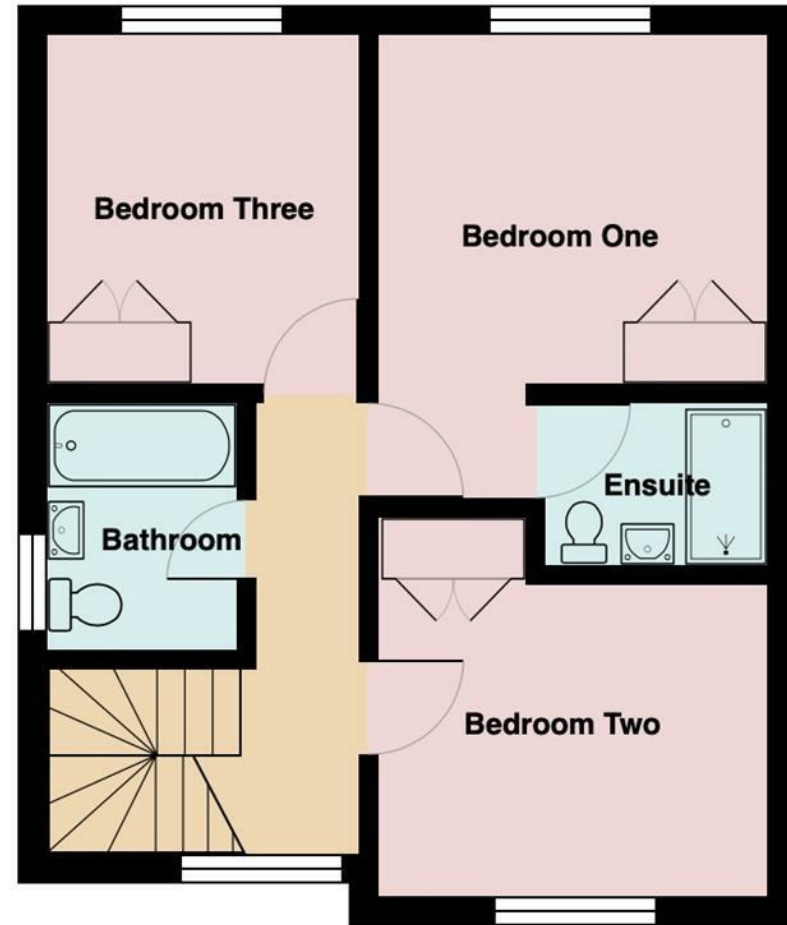
Project: Hawthorne House

Drawing No: Proposed Site Plan

Date:	Drawn:	Checked:
Sept 21	HH	HH
Project no:	Rev:	Scale:
506	c_h_01	K 1:100

Katy Harrison Architects
kathy@harrisonarchitects.co.uk
Telephone: 07920 048012





Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
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	

Your Award Winning Houseclub

