



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

VIEWINGS OPEN DAY, SATURDAY 3rd MAY 2025. 10am-3pm, NO APPOINTMENT NEEDED, JUST TURN UP!

SHOW HOME ALSO OPEN EVERY THURSDAY 12noon - 3pm.

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 Spring 2025, 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

The plot is scheduled to be ready Spring 2025.

Dimensions

Ground Floor

Lounge 3.27m x 4.34m

WC 1.66m X 1.83m

Kitchen/Diner 6.36m x 3.22m

First Floor

Bedroom 3.28m x 3.19m

Bathroom 1.65m x 2.01m

Bedroom 2.82m x 3.35m

Bedroom 4.71m x 3.3m to widest

Ensuite 2.18m x 1.27m



Orange dashed lines indicate 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.



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

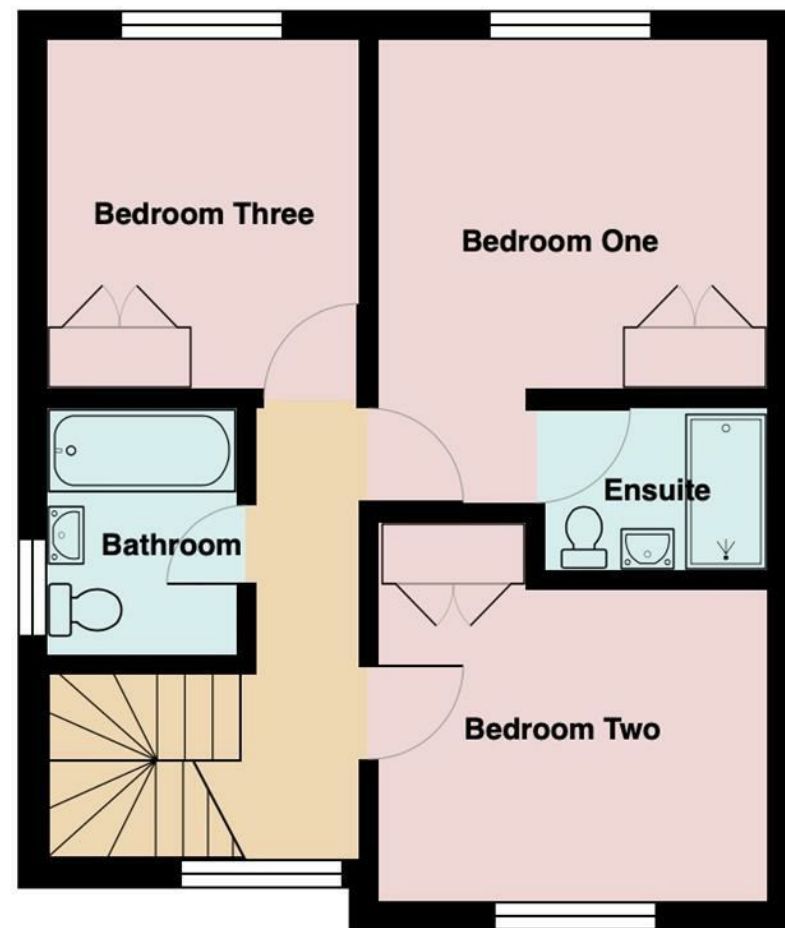
Rev K 09.11.2022 / K14 Side removed
 Rev J 07.11.2022 / K14 General updates
 Rev I 03.10.2022 / K14 Entrance and driveway amended to road and driveway
 Rev H 21.04.2022 / K14 Partition between utility and garage removed. All parking spaces are at least the minimum required by highway.
 Rev G 25.03.2022 / K14 Amendment to all the 4&5 changed.
 Rev F 22.03.2022 / K14 Turnaround added. 10 spaces provided.
 Rev E 21.02.2022 / K14 Parking added between the houses and removed from the boundary.
 Rev D 23.01.2022 / K13 3m easement added to each side of the drain.
 Rev C 19.01.2022 / K13 Drain location altered.

PROPOSED

Project: Heather House

Drawing No: Proposed Site Plan

Date	Drawn	Checked
Sept 21	HH	HH
Project No	Revision	Date
506	e_h_01	K
		1:100



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

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