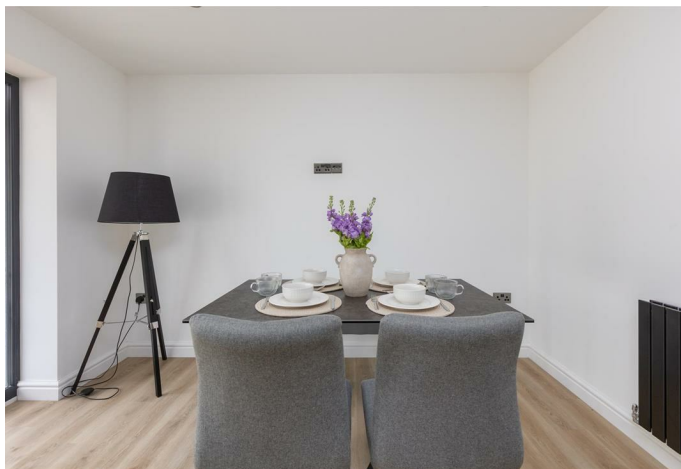




## 2 Mallard View, Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

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

This impressive new build detached house which is currently under construction is situated on Bye Pass Road in the desirable coastal village of Bolton Le Sands. The property is to feature a modern and stylish design, with high-quality fixtures and fittings throughout. Upon entering the property, you will be greeted by a spacious and welcoming hallway which offers access to the sitting room, the spacious kitchen diner and the ground floor WC. The ground floor is completed by a useful and intelligently designed utility room. The first floor hosts a stylish family bathroom and four extremely well proportioned bedrooms, the master of which has an ensuite. Externally the property will sit on a healthy landscaped plot and has off street parking as well as an integral garage. Overall, this four bedroom new build detached house on Bye Pass Road in Bolton Le Sands is a fantastic opportunity to acquire a contemporary family home in a sought-after location. We are open to taking reservations now - the plot is due to be build complete by Autumn 2024. Please contact our office should any additional information be required.



## 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

### Utility Room

Sink & tap  
Range of kitchen units  
Plumbing for washer  
Space for dryer + ventilation  
Laminate work top.

### 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 in 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 Note 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 / R04 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: 506  
Drawing no: e\_h\_01  
Rev: K  
Scale: 1:100

**Katy Harrison Architects**  
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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
92 plus <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

# Your Award Winning Houseclub

