



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

SHOW HOME OPEN EVERY THURSDAY 12noon - 3pm.

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 2025. 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

The plot is scheduled to be ready Spring 2025.

Room Sizes

Lounge 4.5m x 3.44m Kitchen 6.4m x 3.7m Utility 3.0m x 2.2m WC 2.0m x 1.8m

Garage 5.36m x 2.2m

Bed 1 - bedroom 3.8m x2.9m (Total area of bed/dressing/en

suite) 7.6 x2.9m

Bed 2 - 4.3m x 3.5m

Bed 3 - 4.3m x 2.8m

Bed 4 - 3.4m x 2.6m



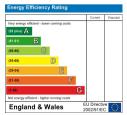














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