



5 Felstead View, Bentham, LA2 7FQ

Price Guide £410,000

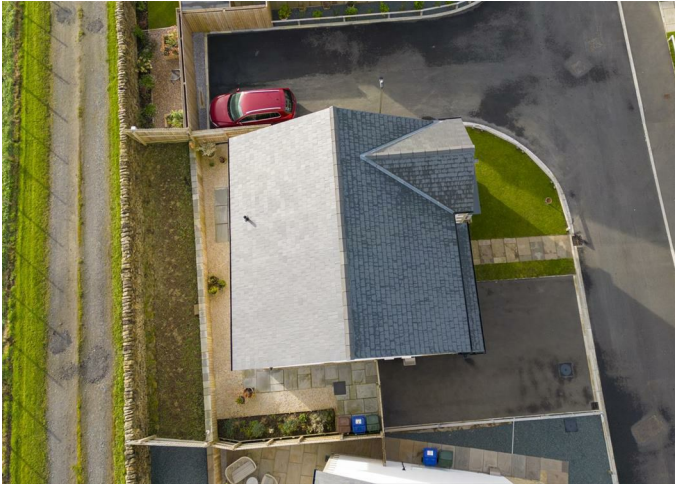
Stunning 2021 new build 4 bedroom detached family home, located on the prestigious Felstead development, at the edge of the popular market town of High Bentham.

With stylish design and attention to detail, this superb home benefits from B4RN fibre broadband, open plan kitchen/diner, underfloor heating to both floors, Accoya double glazing, integral garage and spacious boarded loft.

Bentham has a good range of amenities, including a train station on the Leeds/Lancaster line and primary school - just a minute's walk from the property. Excellent secondary options are available at Settle College and QES, Kirkby Lonsdale.

Available with no chain and 7 years structural warranty, viewing is essential in order to appreciate this contemporary home.

5 Felstead View



In brief, the accommodation comprises: spacious entrance hall with under stair storage; light and airy living room with box bay window; integral garage with remote activated shutter; stylish open plan kitchen/diner; utility room and cloakroom.

On the first floor, the landing provides access to the 4 double bedrooms and house bathroom. Bedroom 1 has an en-suite shower room and bedroom 3 provides access via a pull-down ladder to the superb boarded loft.

Outside there is driveway parking for 2/3 cars and a pleasant garden laid to lawn to the front aspect. To the rear, there is a lovely low maintenance patio garden.

Location

Located just outside High Bentham, it's a an easy level walk into town where there are a good range of shops, pubs and places to eat. The town has a GP surgery, Post Office and train station on the Leeds/Lancaster line. The primary school is around a minute's walk away and the property falls within the catchment for excellent secondary education options at both Settle College and QES, Kirkby Lonsdale.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the property is close to the stunning Yorkshire Dales National Park, Morecambe Bay and Lake District.

Property Information

Tenure: Freehold. Council Tax Band D. Gas

Under floor central heating to both floors. Mains water and electricity. B4RN fibre broadband. Natural stone walls; natural slate roof; Accoya double glazing throughout; concrete floors throughout for noise reduction and boarded loft with attic trusses providing excellent storage. Approx. 7 years structural warranty remaining.

Entrance Hall



Spacious and light entrance hall with door and windows to the front aspect. Large under stair storage cupboard. Tiled flooring. Carpeted stairs with balustrade. Access to living room, garage and through to kitchen/diner.

Living Room 19'11" x 9'11" (6.08m x 3.01m)



Comfortable living room with box bay window to the front aspect and window to the side. Carpet.

Garage

Integral garage with remote activated shutter door.

Kitchen/Diner 10'8" x 21'1" (3.25m x 6.43m)



Open plan kitchen/diner with French doors and window to the rear aspect. Range of wall and base mounted units with complimentary worktops. Sink with drainer. Integral oven. Hob with extractor over. Integrated slim line dishwasher. Integral fridge and freezer. Breakfast bar. Dining area. Tiled flooring. Access to utility room.

Utility 6'7" x 6'0" (2.00m x 1.82m)



Utility room off kitchen with door to the rear aspect. Wall and base mounted units. Sink. Plumbing for washing machine. Gas central heating boiler. Extractor. Tiled flooring. Access to ground floor cloakroom.

Cloakroom 3'7" x 6'0" (1.09m x 1.82m)



Ground floor cloakroom with window to the side aspect. WC. Vanity unit with wash hand basin. Extractor. Tiled flooring. Heated towel rail.

Landing



First floor landing providing access to bedrooms and house bathroom. Balustrade. Carpet.

Bedroom 1 10'11" x 13'9" (3.32m x 4.19m)



A good-sized double bedroom with window to the front aspect. Carpet. Access to en-suite.

En-suite 4'8" x 6'8" (1.42m x 2.03m)



Stylish contemporary en-suite with window to the front aspect. Shower. Vanity unit with wash hand basin. WC. Mirror cabinet. Extractor. Tiled flooring. Heated towel rail.

Bedroom 2 15'5" x 9'11" (4.69m x 3.01m)



Another generous double bedroom with window to the front aspect. Recess for double wardrobe. Carpet.

Bedroom 3 13'10" x 10'4" (4.22m x 3.14m)



Double bedroom - currently configured as a twin - with window to the rear aspect. Carpet. Loft access.

Loft



Large fully boarded loft with attic trusses. Pull-down ladder. Light. Hot water cylinder.

Bedroom 4 13'8" x 9'10" (4.17m x 2.99m)



Double bedroom - currently used as an additional reception room - with window to the rear aspect. Carpet.

Bathroom 7'9" x 6'7" (2.35m x 2.00m)



Contemporary house bathroom with window to the rear aspect. Bath with rainwater

shower over. Vanity unit with wash hand basin. Extractor. Tiled flooring. Heated towel rail.

Outside



Front garden laid to lawn. Driveway parking for 2/3 cars. Low maintenance rear patio garden with raised bed. Bin storage area.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially

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FISHER HOPPER

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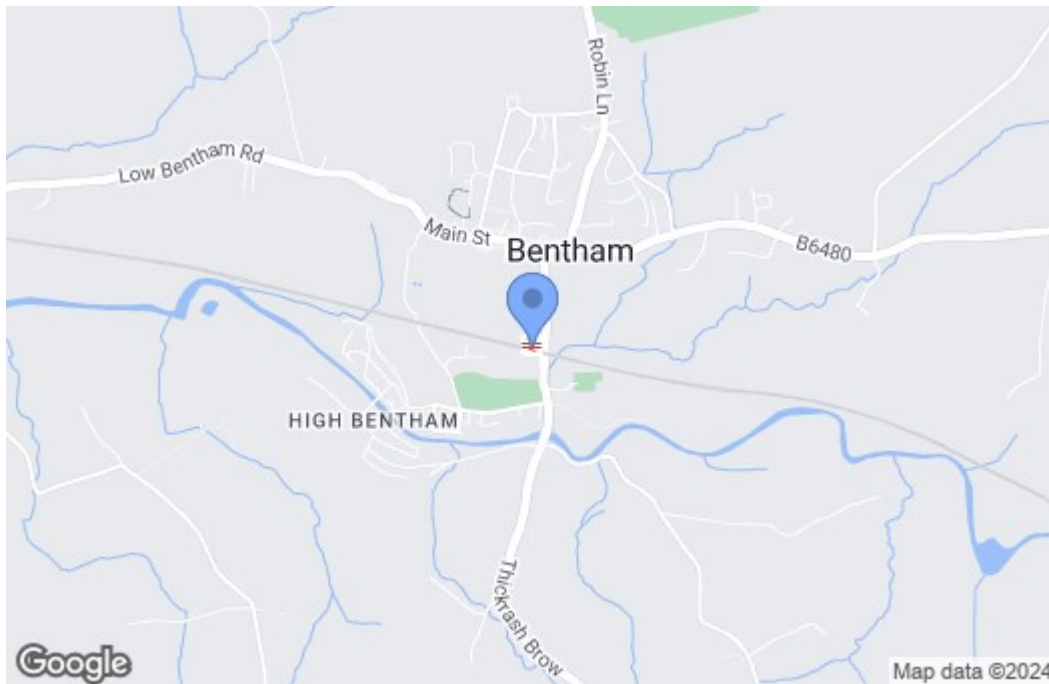
FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

