



**1 Bluebell Bank High Bentham, LA2 7FA**  
**Fixed Asking Price £349,500**

A spacious new build detached 3 bed property in convenient location with generous plot, garage, off road parking and garden.

An ideal family home, available without chain and new build warranty for added peace of mind.



## Property Description

Welcome to 1 Bluebell Bank, an expansive and impeccably presented new build property situated in a prime location within the charming market town of High Bentham. Just a short stroll from a variety of shops and amenities, this home occupies a generous plot with ample parking and outdoor space. The accommodation is energy efficient, and includes an inviting entrance hall, a comfortable sitting room, a spacious kitchen/diner, a utility room, and a cloakroom. Upstairs, you'll find a landing leading to three well-proportioned bedrooms—one with an en-suite, along with a stylish family bathroom.

## Property Information

Freehold

Council Tax Band TBC

EPC Rating TBC

Mains water and electric

Mitsubishi air source heating

## High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

## Kitchen/Diner



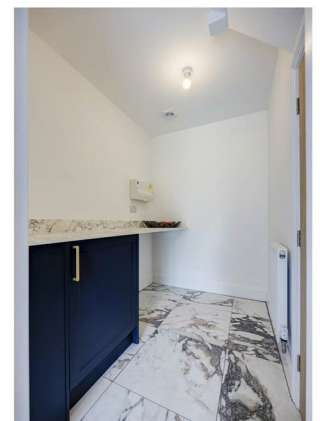
Tiled flooring, quality fitted kitchen including a range of wall and base units with complementary worktops, sink, fridge/freezer, dishwasher and a range of integrated Bosch appliances, including; oven, hob and microwave, double glazed window.

## Sitting Room



Fitted carpet, radiator, double glazed window.

## Utility Room



Tiled flooring, radiator, cupboards and

worktop, plumbing for washing machine and tumble dryer.

### Cloakroom



Tiled flooring, radiator, wash basin, toilet, extractor.

### First Floor

#### Landing



Fitted carpet, radiator, storage cupboard.

### Bedroom One



Generous double bedroom with En-Suite. Fitted carpet, radiator double glazed window.

### En-suite



Vinyl flooring, shower cubicle, wash basin, toilet.

### Bedroom Two



Double bedroom with fitted carpet, radiator, double glazed window.

### Bedroom Three



Double bedroom with fitted carpet, radiator, double glazed window.



## Bathroom



Vinyl flooring, bath, shower, wash basin, toilet, extractor fan, double glazed window.

## External

### Garden



Large corner plot with patio, lawn and planted beds.

### Parking

Two designated parking spaces and car charging station.

## Detached Garage



Detached garage with concrete floor.

### 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 selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

### INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

#### FISHER HOPPER

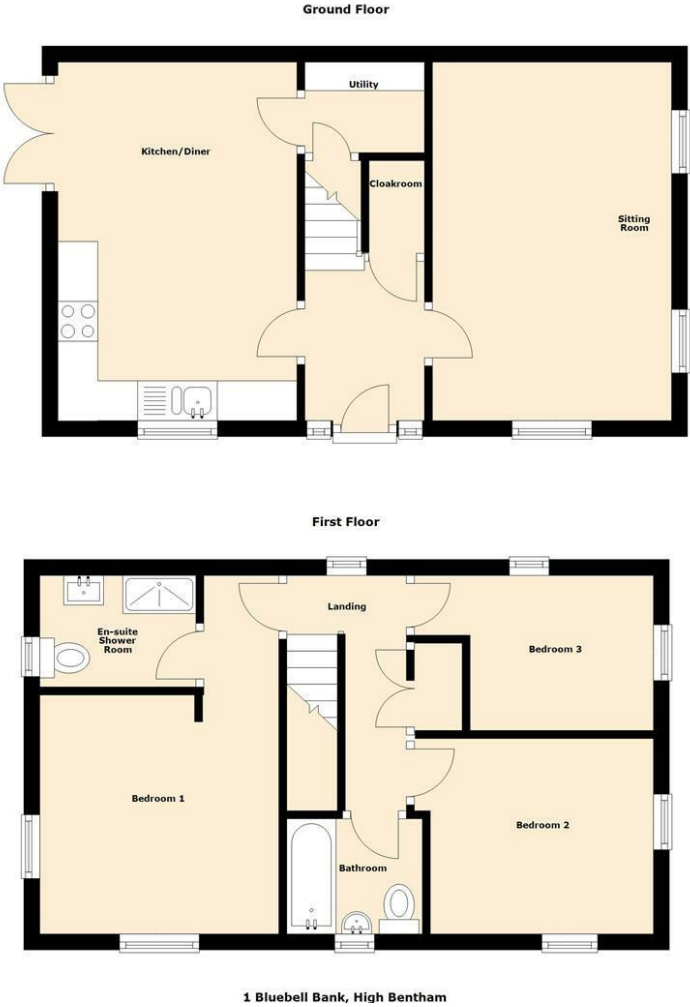
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#### FLOOR PLANS

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

