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The New Bungalow Pye Busk Close, Bentham, LA2 7BG

Asking Price £325,000

Property Images



- New build to latest Building Regulations / Insulation specifications
- Ready November / December 2024
- Open plan living-kitchen. Under floor heating
- Quiet location / no-through-road
- K-Rend self coloured low maintenance exterior
- Maintenance free windows and exterior doors
- 2 Off-Street parking spaces
- Shops and pubs and train station all close by, Bowling Club 50m
- 18 Miles from the soon-to-be-built Eden Project
- Bus stop within 100m. Train station in the village direct to Leeds and Lancaster

Nestled in the charming Pye Busk Close in Bentham, this bespoke detached bungalow is a rare find in the property market. Under construction from summer 2024 and ready for December 2024, this new build property offers a unique opportunity for early buyers to customise the interior layout to perfectly suit their needs. With 1 reception room, 3 bedrooms, and 1 bathroom, this 1,000 sq ft bungalow boasts a modern and spacious design. The open plan lounge provides a welcoming space for relaxation and entertainment, perfect for hosting gatherings with friends and family.

One of the standout features of this property is the option to tailor the interior layout, allowing you to create a personalised living space that matches your lifestyle. Whether you dream of a cosy reading nook, a home office, or a luxurious master suite, the possibilities are endless. Situated on a peaceful street, this detached bungalow offers privacy and tranquility, making it an ideal retreat from the hustle and bustle of everyday life. With parking space for 2 vehicles, convenience is at your doorstep.

A £5000 deposit will secure this property for you, however you must be in a proceedable position or you would risk losing said deposit.

To be constructed using traditional methods by Award Winning Master Builders Messrs Procter Property who have over 40 years of new home construction experience, and enjoy an enviable reputation for building smaller high quality developments. It will be a 'hands on' approach by the 2 Directors on a daily basis and the property promises to be of exceptional build quality, with attention to detail and finish being paramount.

The company has a reputation for using experienced and loyal tradesmen, many of whom have worked together for over 25 years, resulting in a beautiful home built to the very highest standards.

An early purchase will allow a buyer the opportunity of being involved in the choice of fixtures, fittings and final layout. Deposit = £5000

The property is planned as a 3-bedroom 2-bath/shower room layout with open plan lounge & kitchen but could be for example be 2 bedrooms with one having walk in wardrobe/dressing area.

Featuring traditional building construction with under floor heating throughout, 2024 insulation spec and maintenance free Anthracite UPVC windows coupled with matching composite exterior door. Master bedroom with en-suite shower, house bathroom and fitted open plan kitchen onto lounge with South facing long distance views over open countryside.

Don't miss out on the chance to own a brand-new home in a sought-after location. Embrace the opportunity to create your own sanctuary in this stunning detached bungalow at Pye Busk Close.

General Specification & Details

External:-

Traditional cavity wall construction with stone stringer course, stone porch and modern white maintenance free K-Rend

White UPVC gutters and fall pipes

Anthracite UPVC windows and composite front door

2 sets Anthracite French doors off the living area.

Natural stone paths and patio

Garden areas landscaped / turfed

Open texture (free draining) tarmac driveway

Internal decorations:-

White trade matt emulsion walls and satin wood timber/MDF

Bath / Shower room suites to include clients choice of half tiling to walls and floors and heated towel rails

Kitchen:-

Howdens Kitchen of customers choice (retail allowance including appliances, tiling etc of £10,000)

Branded appliances to include oven / hob / slimline dishwasher / fridge and freezer

Electrical:-

White power sockets and switches throughout

White LED downlights throughout

Extractor fans to bathrooms

TV and internet cabling installed in living area.

External light to front door and rear French doors

Smoke / heat detectors.

E V Charging point

Heating and Water:-

Gas fired boiler supplying domestic hot water and under floor wet heating system

Fencing and landscaping:-

Close-board treated timber fencing to 1.8m

Existing beech hedge trimmed and shaped and retained

Architects Certificate issued on completion

Bentham Main Street features shops, pubs, a small super-market and a well serviced train station with direct trains to Leeds and Lancaster. The village is just 18 miles from the soon-to-be-built multi-million pound Eden Project.