





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

SHOW HOME OPEN EVERY THURSDAY 12noon - 3pm.

This stunning new build detached house on Bye Pass Road, Bolton le Sands features three bedrooms and a modern and stylish design, with high-quality fixtures and fittings throughout. The ground floor comprises a utility room, a WC, a lounge, and an open plan kitchen diner, perfect for relaxing and entertaining. The fully-fitted kitchen features sleek, integrated appliances, and there is ample space for a dining table. Upstairs, there are three generously-sized bedrooms, each with fitted wardrobes, and a modern family bathroom. The master bedroom will benefit from an en-suite bathroom. The property is now built and ready for occupation, providing the perfect opportunity to acquire a contemporary family home in a sought-after location. It will appeal to purchasers looking to take advantage of the superb location, with the property sitting in an ideal position for access to the delightful Morecambe Bay, as well as the nearby city of Lancaster. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the award winning university of Lancaster, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, junction 34 of the M6 lies 5-10 minutes away by road with the Lake District lying to the North and the larger cities of Preston and Manchester to the south.



**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

**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 newly built and ready for occupation.

**Dimensions**

Ground Floor

Lounge 3.27m x 4.34m

WC 1.66m X 1.83m

Kitchen/Diner 6.36m x 3.22m

First Floor

Bedroom 3.28m x 3.19m

Bathroom 1.65m x 2.01m

Bedroom 2.82m x 3.35m

Bedroom 4.71m x 3.3m to widest

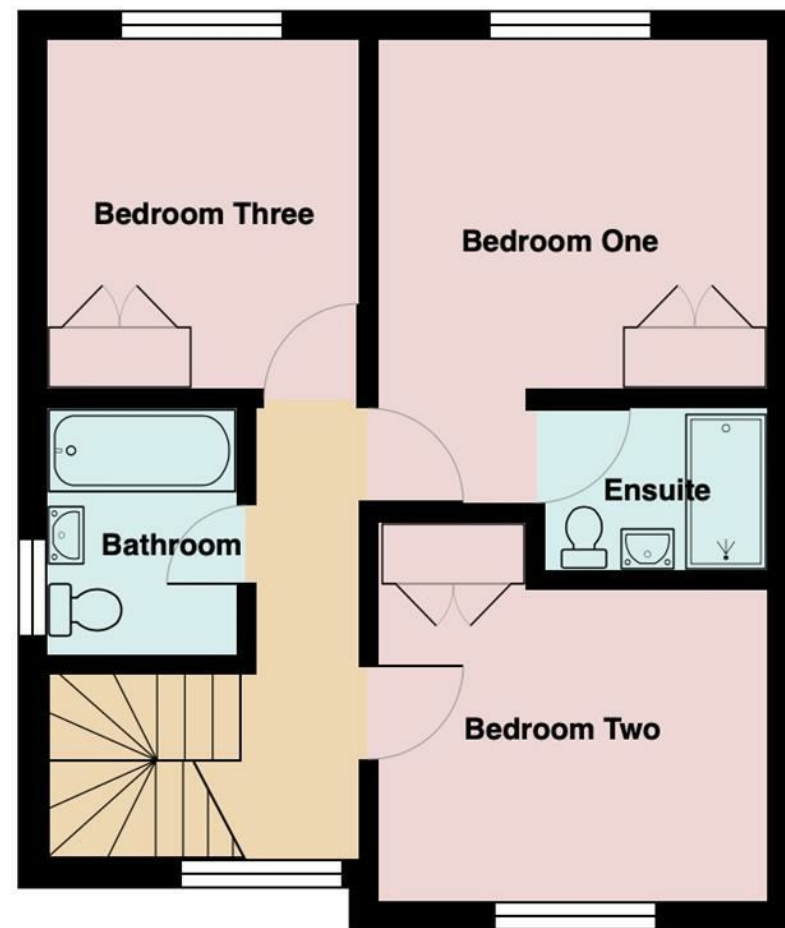
Ensuite 2.18m x 1.27m











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		
England & Wales		
EU Directive 2002/91/EC		



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