



Glenpatrick Road, Elderslie, PA5

Offers Over £365,000

| 4 Bed | 3 Bath | 3 Reception

**new door**  
Estate Agent

Offers Over £365,000

Freehold

- Spacious 4 bedroom detached home
- Large walled garden with open outlook
- Recently replace boiler
- Large single garage and driveway
- 3 Reception rooms
- 4 double bedrooms
- Private quiet location
- No chain

EPC Rating C

Council Tax Band E

Brought to the market for the first time is Glenpatrick Road, located on a private development with open views to the rear and front. This 4-bedroom home is sure to meet the needs of those looking for a home with spacious rooms. The home is located on a private street off Glenpatrick Road and has a large driveway for several cars, large lawn, and flower beds. On entering the home there is a well-placed WC with glazed door leading to the extensive lounge which is flooded with natural light from the large window to the front and the patio doors to the rear. Off the lounge is the dining room which has patio doors leading to the rear garden. For those working from home there is a large office. To the rear of the home is the kitchen which extends into the sunroom that has patio door leading again to the garden. Off the kitchen you will find the utility room and access to large garage. On the upper floor are 4 double bedrooms the main bedroom benefits from built-in wardrobes and 5 piece en-suite. The modern family bathroom is fitted with shower cubicle. Externally the rear garden is laid to lawn and has a walled boundary. The rear of the home faces onto open fields. This is an opportunity that should not be overlooked







Ground Floor



Floor 2

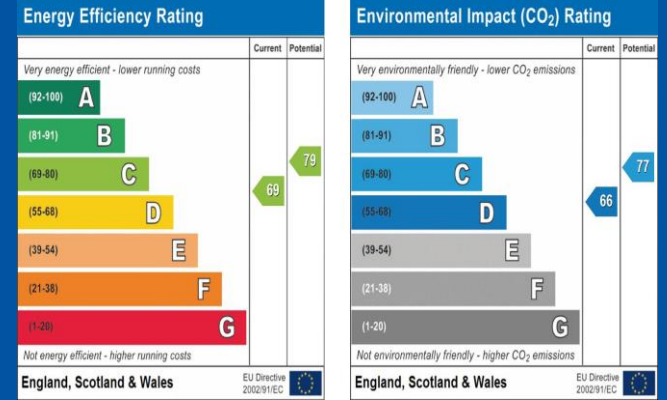


Approximate total area<sup>(1)</sup>  
1687.89 ft<sup>2</sup>  
156.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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