

# 11 English Row

CALDERBANK, NORTH LANARKSHIRE, ML6 9TU



*THREE-BED DETACHED HOME, FULLY UPGRADED,  
WALK-IN CONDITION, DRIVEWAY, STUNNING VIEWS*



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We are delighted to introduce to the market, this stylish and very impressive three-bed detached family home. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in a quiet cul-de-sac location, within a popular family-friendly area which is well known for its neighbourly spirit. The property is offered to the market in great condition, and benefits from an extensive refurb, including a new kitchen and bathroom.

The accommodation consists of a welcoming entrance, leading to a bright and airy lounge, which would suit a number of furniture configurations. Light floods in from the French doors which lead out beautifully to the sun deck. It's a great place to sit and relax at the end of a long day. The dining room is placed adjacent to the lounge and offers great space for dining on more formal occasions.







The kitchen is simply beautiful, modern and very well-appointed. This lovely hub of the family home benefits from a gas hob, electric oven, integrated microwave and washing machine with a freestanding fridge freezer. It's the perfect place for a chef to serve up a marvellous meal





For added convenience, the home benefits from a downstairs WC which is always a welcome addition to any busy family home.





Upstairs, there are three good-sized bedrooms in this lovely home, all with plenty of room for freestanding furniture and all contain built-in wardrobes.





**Bedroom 2**







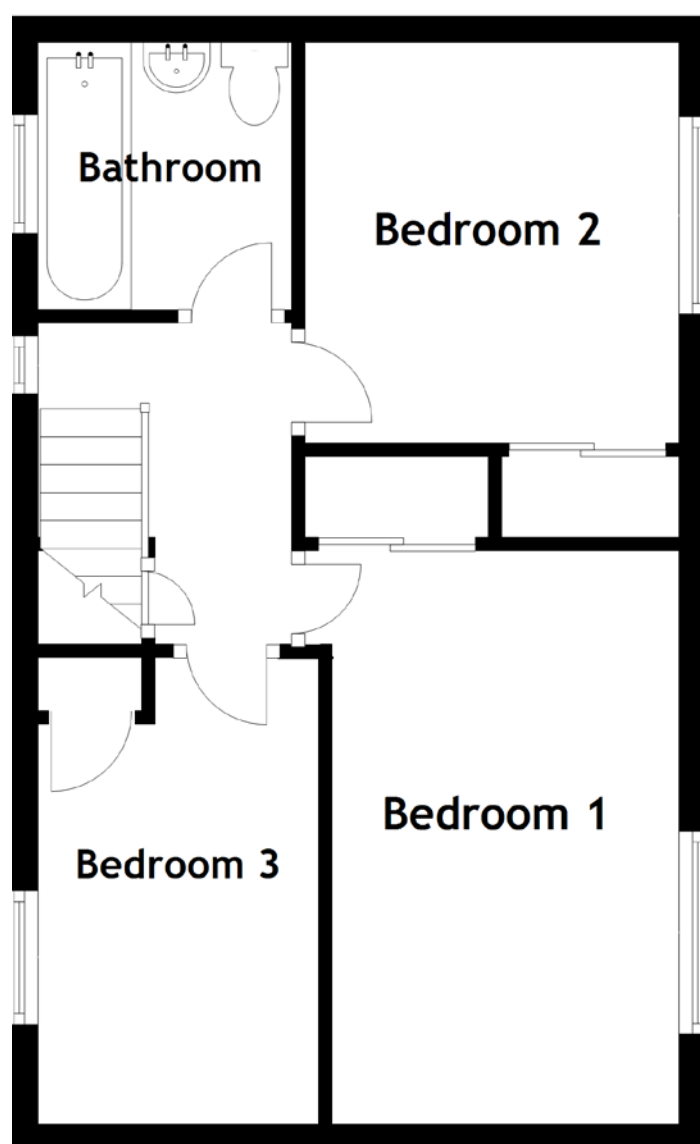
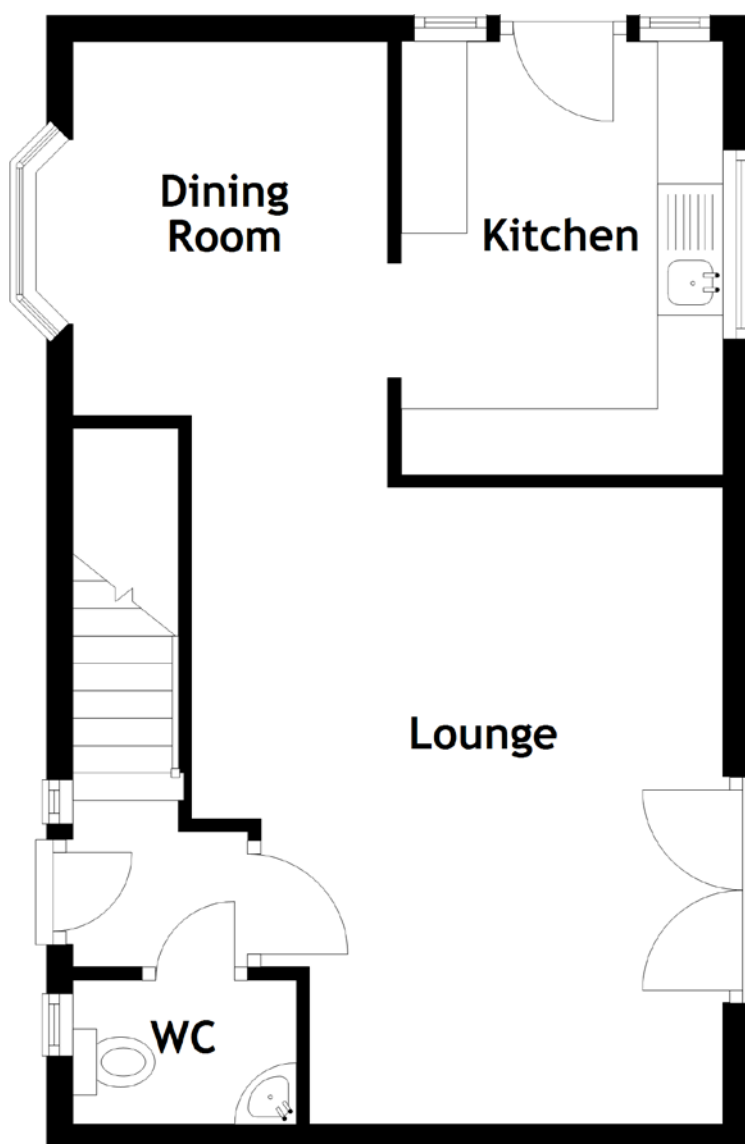
**Bedroom 3**





The tiled family bathroom is bright and fresh and has a high-performance shower over the bath. Double glazing and gas central heating keep the home warm and comfortable.





### Approximate Dimensions

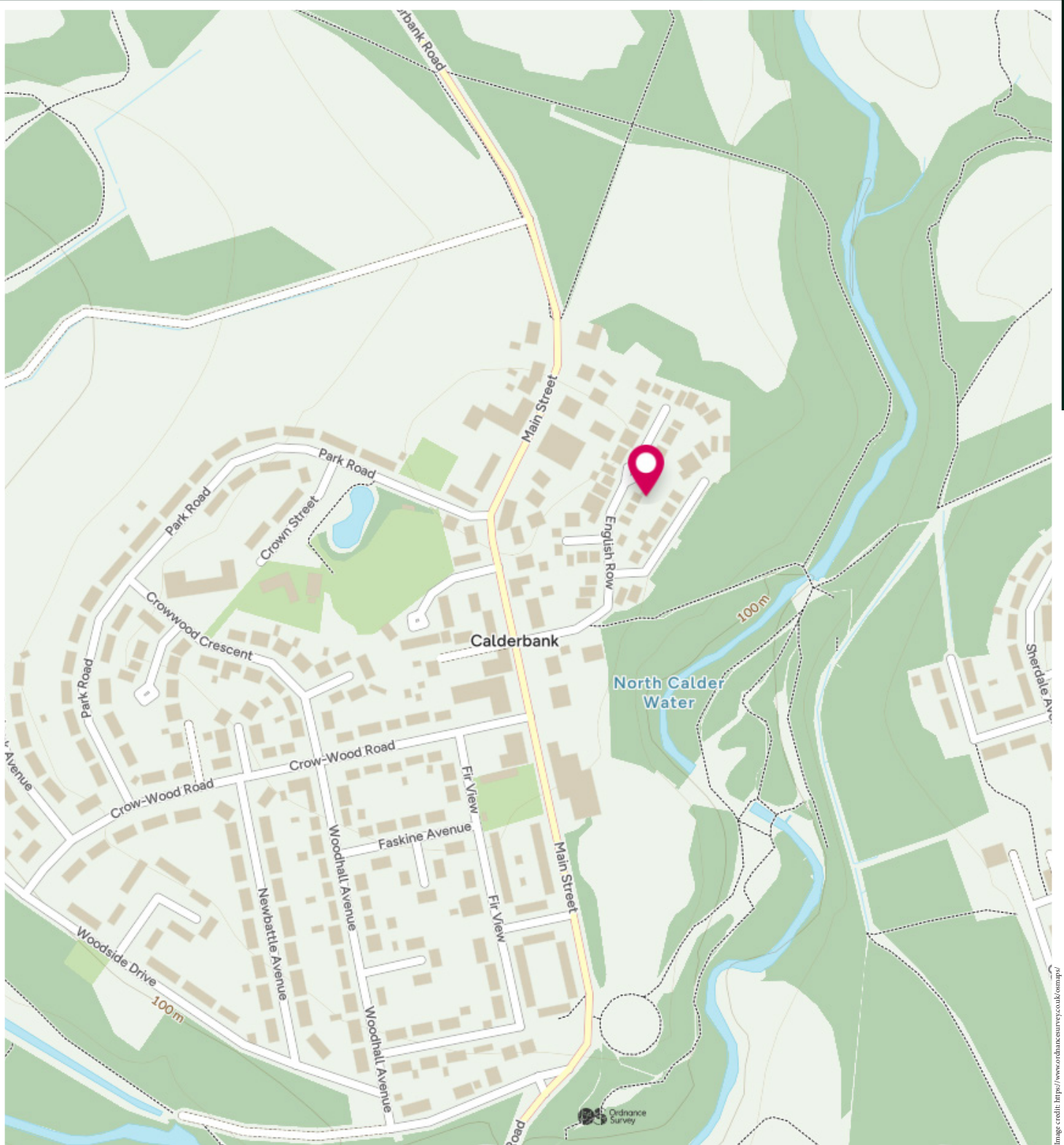
(Taken from the widest point)

Lounge	4.85m (15'11") x 4.00m (13'1")	Bedroom 3	3.50m (11'6") x 2.30m (7'7")
Dining Room	2.70m (8'10") x 2.40m (7'10")	Bathroom	2.00m (6'7") x 1.90m (6'3")
Kitchen	3.30m (10'10") x 2.45m (8')	Gross internal floor area (m <sup>2</sup> ):	81m <sup>2</sup>
WC	1.70m (5'7") x 1.48m (4'10")	EPC Rating:	C
Bedroom 1	4.40m (14'5") x 2.60m (8'6")		
Bedroom 2	3.00m (9'10") x 2.80m (9'2")		

The rear garden is both pet and child-friendly, with a lawn area and a deck, the views across the trees are simply stunning, it makes a perfect spot to relax. The home is complemented by a driveway with off-street parking to the front, gates and a handy carport.

Some properties tick many boxes, this is certainly one of them. Early viewing is advised to any family seeking a spacious comfortable place to call home.





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