



RESIDENCE

7 Bell Grove, Law, ML8 5FF

www.residenceestateagents.co.uk

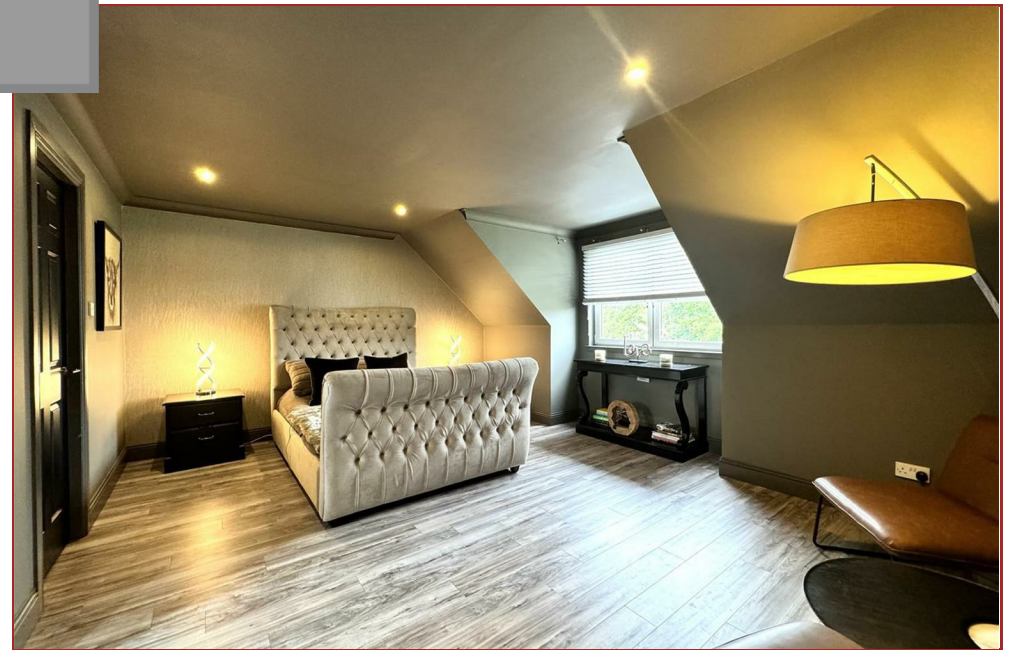


Viewing by appointment with Residence Hamilton

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RESIDENCE



4 Bedrooms | 2 Public Rooms | 3 Bathrooms

Occupying an excellent position within this desirable and quiet residential cul-de-sac, this imposing and stylish 5 bedroomed detached villa is a stunning family home that offers a well-designed and versatile layout of impressive apartments formed over 2 levels.

The property has been finished to an exceptionally high standard throughout and offers accommodation which consists of, welcoming reception hallway with staircase to the upper floor level, cloaks/wc, impressive formal bay windowed lounge with focal point split face tiled fire surround with recessed 12 kw faber fireplace and open plan access to a bright and airy family and dining room with aspects and French doors to the rear, contemporary designed and fitted integrated breakfasting/dining kitchen which has been fitted with a range of high-quality appliances including 'BOSCH' double oven with motorised downdraft extractor hood, 'FOHEN' hot water tap, fridge-freezer, dishwasher, warming drawer, wine chiller and induction hob. On the upper floor there is a striking and stylish four-piece family bathroom with feature black tiling whilst there are 5 bedrooms with master en-suite and walk in closet.

Features of the property include gas fired central heating system, high-quality double-glazed windows and doors, integrated fire, heat & CO2 protectors and a full 4k security & intruder alarm system with CCTV as well as quality floor coverings throughout.

Externally the property occupies a generous plot. To the front there is a well-maintained lawn and large monobloc driveway, additionally there is access to an integral double garage with electric door. The large rear garden is sizable and private with a beautiful, raised decking area for outdoor relaxing and entertaining.

Early viewing of this beautiful, contemporary family home is highly advised.



2378.82 sq ft | EER = B



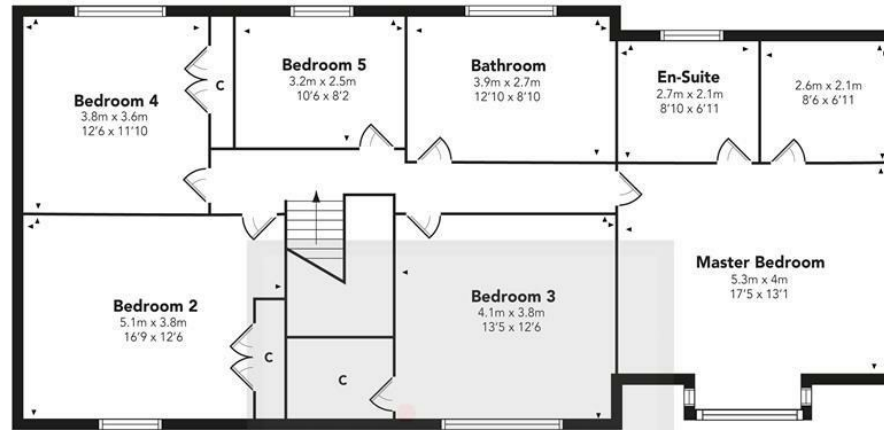
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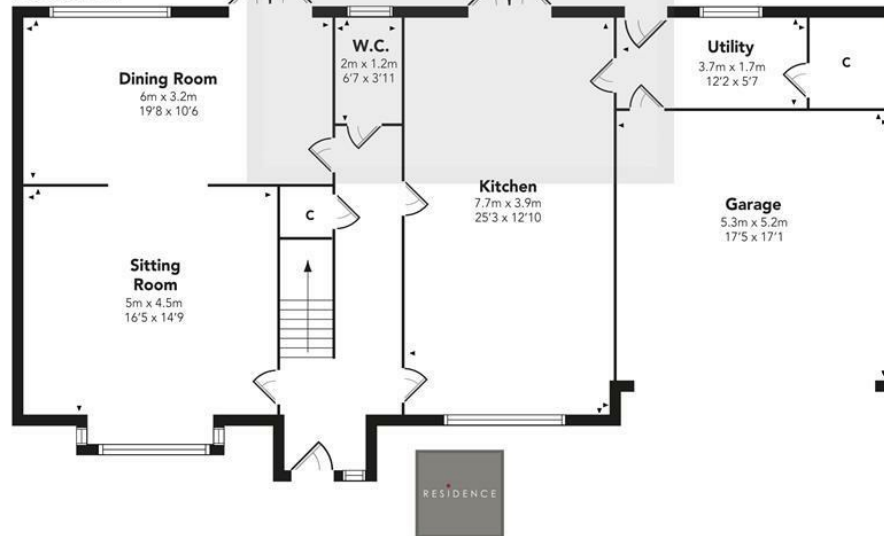


Bell Grove

FIRST FLOOR



GROUND FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.