

Archerfield Crescent, Motherwell, ML1

24 Archerfield Crescent, Motherwell, ML1 5FW



Offers Over £284,999

- Lounge
- Modern Dining Kitchen
- Family Room Open Plan To Kitchen
- WC Cloaks
- Garage Converted To Large Office
- Four Double Bedrooms
- Master Ensuite
- Family Bathroom
- Desirable Location

Property Reference: 276

Abode Estate Agency - 15 High Street, Airdrie, Lanarkshire, ML6 0DT

Tel: 01236 222 777 • Fax: 01236 222 776 • Email: office@abodeestateagency.co.uk • Web: www.abodeestateagency.co.uk



About The Property

Abode Estate Agency present this rarely available 'Walk In Condition' Avant, four bedroom detached villa set within a quiet residential area of Holytown, Motherwell. To truly appreciate this impressive family home viewing is highly recommended.



Main Description

The accommodation on the ground floor comprises of; open reception hall with gallery staircase. An impressive formal lounge, open plan dining kitchen with family sitting area, WC cloaks and substantial office which is versatile and could be used as family room or play room.

The upper floor offers four well proportioned bedrooms with the master suite having the benefit of a en-suite shower room, the remaining rooms are serviced by an attractive spacious family bathroom.

The home sits amidst an enclosed garden with patio / terrace, perfect for outdoor dining and entertaining. The front of the property is mainly laid to lawn with shrubs and tree's.

Only on inspection will this family home be truly appreciated.

Lower Hall

This bright open lower hall gives access to the lounge, dining kitchen, substantial office and WC cloaks. Storage cupboard, tiled flooring, feature lighting. Carpeted gallery staircase guides you to the upper apartments.

Lounge (4.7m x 3.8m)

Window to the front of the property flooding this room with natural light, carpeted flooring and feature lighting.

Kitchen / Dining Area (5.9m x 5.8m)

Dining kitchen with ample floor and wall units, contrasting worktops, containing sink with mixer tap. Integrated appliances including gas hob with electric double oven, plate warmer and extractor fan, feature/recess lighting and tiled flooring. Dining area with feature lighting and bi-folding doors accessing the rear garden.

Sitting Room / Dining Area

Bi-foldings doors giving access to decking and patio, feature lighting and tiled flooring.

WC

Tiled flooring and recess lighting.

Office/Platroom/Family Room (4.8m x 3m)

Versatile space with storage cupboard, feature lighting and laminate flooring.

Upper Hall

Spacious open hallway with gallery staircase with access to all bedrooms and family bathroom. Feature lighting, double storage cupboard, loft access and carpeting flooring.

Master Bedroom (6m x 3.4m)

Master bedroom suite has window to side/rear, carpeted flooring with 'His & Hers' double fitted wardrobes, feature/recess lighting and access to en-suite.

Ensuite

Double shower enclosure with touch keypad control, power shower with spray off handheld shower, tiled flooring/walls, vanity storage, recess lighting, heated towel rail and window to side.

Bedroom Two (3.3m x 3m)

Window to rear, carpeted flooring and feature lighting.

Bedroom Three (3.6m x 3.2m)

Window to front, carpeted flooring and feature lighting.

Bedroom Four (3m x 3m)

Window to front, carpeted flooring and feature lighting.

Family Bathroom

Power shower over bath with glass screen, hand held spray off power shower, tiled flooring/walls, recess lighting, heated towel rail and window to side.

Gardens

Enclosed rear garden mainly laid to lawn, patio/terrace, decked area



with stones and trees.

Front is open plan with mono blocked double driveway.

Extra's included; Fixtures & fittings, integrated appliances and blinds.

Holytown has the majority of every day shopping needs not to mention Torrance Park Golf Club with the entrance situated at the Avante homes site. There is a choice of restaurants, bistros, pubs. The property is located within popular school catchments and also within close proximity to major towns in the area. For those commuting by public transport there are regular bus and train services to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provides excellent access to the central belt linking the surrounding towns and cities.

