



CUMBERNAULD

49 HOPEPARK DRIVE

O/o £375,000

Contemporary 5 bed detached villa in the sought-after Smithstone Area

Spacious detached family home - Private landscaped gardens - Overlooks the nature reserve - Contemporary interior - EER C



- Large detached family home
- Highly sought-after area
- Beautiful contemporary interior
- Five bedrooms (Could also be six)
- Generous plot with great views
- Private landscaped gardens
- Walking distance to Croy Station
- Energy efficiency rating C

Nestled within the ever sought-after Smithstone area of Cumbernauld, Hopepark Drive is a beautifully presented **five bedroom detached villa**, occupying a generous plot in this family-friendly and well connected area. Presented to the market by award winning local agent Kelvin Valley Properties, this home offers spacious and versatile living space, including a professionally converted garage, making it an ideal family home. Internally there is a lounge, family room (could be a 6th bedroom), a modern kitchen, utility room, dining area, downstairs cloaks, five bedrooms (two en-suite) and a family bathroom. Externally to the front, there is a large private driveway and a section of garden. Backing onto Mosswater Nature Reserve, the rear garden offers two log cabins which could be used for a variety of purposes. It also benefits from having artificial turf and patio areas, ensuring this fantastic space is easy to maintain. Early viewing of this fantastic home is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with a triple window formation to the front allowing plenty of light into the room. Feature wall with electric fireplace. Contemporary décor and wood flooring. Plenty of space for furniture.



KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, microwave/oven, hob and extractor hood. Tiled flooring. French doors providing access to the rear garden.



DINING AREA

Open plan to the lounge, the dining area offers ample space for dining room furniture and boasts contemporary décor. French doors providing access to the rear garden. Wood flooring. An excellent space to relax or entertain.



BEDROOM 1 & EN-SUITE

Large double bedroom with a triple window formation to the front and ample space for bedroom furniture. Windows to the front. Carpeted floor area and contemporary décor with a wallpapered feature wall. En-suite shower room with a shower in cabinet, heated towel radiator, wash hand basin in vanity units and a W.C.

BEDROOM 2 & EN-SUITE

Large double bedroom to the rear with carpeted flooring and neutral décor. Ample space for bedroom furniture. This bedroom also has an en-suite shower room, with a shower in cabinet, wash hand basin in vanity, and a W.C.

BEDROOM 3

Another double bedroom with a carpeted floor area and windows to the front. Ample space for bedroom furniture.

BEDROOM 4

Bedroom with fitted wardrobes and windows overlooking the rear garden. Carpeted floor area.

BEDROOM 5

A fifth bedroom with windows to the front and a carpeted floor area. Fitted mirrored wardrobes.

FAMILY ROOM / 6TH BEDROOM

The garage has been converted to make a family room, offering an additional space to relax and unwind. Laminate flooring and windows to the front.

UTILITY ROOM

Utility room with base and wall mounted storage units. Space for appliances and door providing access to the side.

BATHROOM

Contemporary fitted bathroom with a shower over the bath, heated towel radiator, storage unit, wash hand basin in vanity unit and a W.C. Tiled walls and laminate flooring. Textured glass window to the rear.

CLOAKS

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin in vanity unit and a W.C.



GARDENS, CABINS & DRIVEWAY

Backing onto Mosswater Nature Reserve, the rear garden offers two log cabins. It also benefits from having artificial turf and patio areas, ensuring this fantastic space is easily maintained.

SALES INFORMATION, HEATING & WINDOWS

Gas central heating & double glazing. All fixtures & fittings included in the sale.

PROPERTY SUMMARY

A beautifully presented five bedroom family home, nestled in the sought-after Smithstone area of Cumbernauld. The property occupies a generous and private plot, backing on to Mosswater Nature Reserve. Whilst also benefiting from it's close proximity to Croy Train Station. Early viewing is advised to avoid disappointment.

AREA SUMMARY

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Greenfaulds and Croy railway stations provide excellent transport links and major motorway networks are on your doorstep for excellent commuting, yet the area is close to open countryside with many outdoor activities available.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings

By appointment only through Kelvin Valley Properties

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