



18 Honeywell Grove, Stepps, Glasgow, G33 6HU

Offers Over £355,000

- Substantial Detached Family Property
- Stylish Fitted Kitchen & Separate Utility Area
- Adequate Storage Throughout inc Loft Space
- EER - B
- 4/5 Bedroom - Master Ensuite
- Tasteful Family Bathroom & Additional Downstairs w/c
- Extensive Driveway & Quiet Residential Location
- 2/3 Reception Rooms
- Landscaped Gardens with Outbuilding
- Close to All Local Amenities & Transportation Links

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A beautifully presented 5 bed detached villa in a prime Stepps development. Generous room sizes, converted garage, master bedroom ensuite, upgraded kitchen (with separate utility room), landscaped gardens, outbuilding and a substantial driveway. Easy reach of schools, train station & M80 links. A must-see family home. EER - B



Council Tax Band: F



Beautifully presented five-bedroom detached villa, set within a highly desirable development in Stepps, perfectly positioned for local schooling, shopping, leisure facilities (including Bannatyne's Gym) and excellent road/rail connections to Glasgow and the central belt

Occupying an attractive level plot, this stylish family home offers spacious, well-appointed accommodation over two levels, presented in walk-in condition throughout.

The ground floor comprises a bright and welcoming entrance hallway with cloakroom/WC, a generous reception lounge with access to the rear garden. The garage was converted to provide a further reception room/bedroom 5. The tasteful fitted kitchen provides excellent storage with ample wall and base mounted units and a number of integrated appliances. The useful utility room flows naturally from the kitchen and there is a door which leads externally from here. Completing the downstairs is the formal dining room of the home (the current owners use this as an office/study area and alternatively it could provide space for a small family room/playroom.

The upper level offers four well-proportioned bedrooms. The front-facing principal bedroom suite benefits from fitted wardrobes and en-suite shower room with thermostatic shower. Bedroom two is a generous room over looking the rear gardens with fitted wardrobe storage, with bedrooms three and four also positioned to the rear. The family bathroom completes the home.

Externally the property benefits from neat landscaped gardens to front and rear with an extensive driveway. The current owners have created a wonderful rear garden, ideal for relaxing and/or entertaining with several patio areas, capturing the sunlight at various times of the day. You will also find a large out building (summerhouse) which provides a further reception area for family and friends alike. The rear garden is fully enclosed for young children and family

pets.

Gas central heating and double glazing are installed.

Early viewing is strongly advised to appreciate the level of presentation, plot position and quality of accommodation on offer.

Room Dimensions

Entrance Hallway -

Lounge - 4.18m x 4.06m

Dining Room/Study - 2.77m x 2.74m

Family Room/ Bedroom 5 - 4.83m x 2.39m

Kitchen - 3.15m x 2.80m

Utility Room - 1.76m x 1.52m

w/c -

Master Bedroom - 3.82m x 2.99m

Ensuite - 3.47m x 1.30m

Bedroom 2 - 2.97m x 2.81m

Bedroom 3 - 2.90m x 2.20m

Bedroom 4 - 2.99m x 1.44m

Bathroom - 2.52m x 2.24m

Location

Situated within close proximity of the newly constructed Stepps Primary School, local park and both the tennis and bowling clubs are located nearby on Lenzie Road. Stepps train station provides a regular service to and from Glasgow Queen Street and Edinburgh. The M80 bypass and M8 motorway are within a few minutes drive of the house.

Stepps is a thriving community in North Lanarkshire, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include the new primary school, library, and sports facilities while retaining a historic

heart around its church in Whitehill Avenue and its Victorian and Edwardian housing. Excellent travel connections by road and rail mean residents work in Glasgow, Edinburgh, Falkirk, Stirling and beyond. At the same time its location means that excellent walks in the new Seven Lochs Wetland Park are on the doorstep, from which views to the Campsies and Loch Lomond can be enjoyed.

Home Report Available on Request

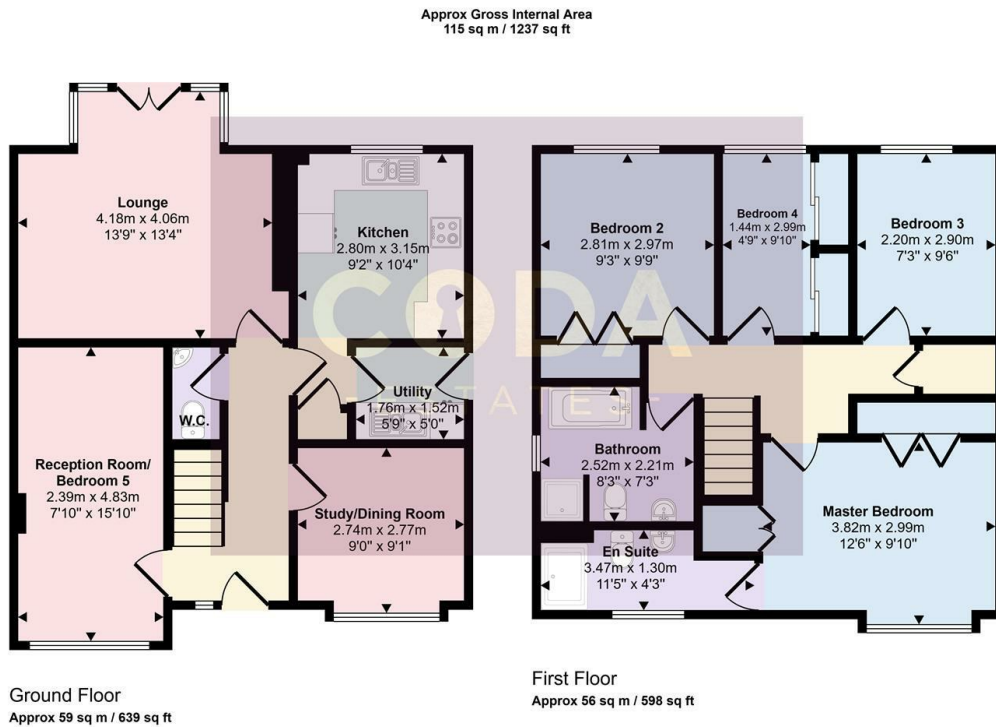
EER - B

Viewings Strictly By Appointment - 0141 775 1050

If you are interested in viewing this property please contact the office directly on 0141 775 1050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

F

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC | |