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Thetford Grove  
Coatbridge  
ML5 2TH

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## Offers Over £250,000

This modern 4 bedroom Detached Villa offers excellent family accommodation throughout.

Externally, the house is constructed with a brick exterior beneath a hipped tiled roof, with smooth stone effect detailing.

There is a single detached garage positioned to the side of the property. The garage is finished with matching brick to the house, and has a pitched concrete tiled roof and is accessed via up and over door.

The rear garden is a generous size and has been well cared for, featuring four well-maintained sheds and a lovely wooden decking area. This area provides an ideal seating or entertaining space, with steps leading down into the garden and a patio door which leads into the lounge area of the house. At the far end of the garden there is a patio area along with an enclosed lawned section.

Internally, the property offers well-proportioned family accommodation extending to approximately 1000 sq ft and means this is an excellent sized family home for the purchaser. The interior combines spacious rooms with attractive features and fresh, modern decor.

The accommodation is entered through a new front door which opens to a spacious hallway which features a modern staircase with a wooden banister. There is also access to a useful under-stairs storage cupboard.



Home Report Valuation  
£260,000

Council Tax Band E

EPC Rating C



The main lounge is positioned at the front of the property and benefits from a large bay window. The room extends through towards the rear of the house and includes a door leading directly onto the rear decking. The space also incorporates built-in display storage and a recessed wall area designed for a television.

The lounge connects to a well-fitted and practical kitchen, which includes a range of quality floor and wall-mounted storage units including a really nice central island unit providing even more storage options. There are integrated appliances including a focal point gas hob and integrated gas ovens. Additional features include attractive ceiling lighting, space for a freestanding fridge/freezer, and a large picture window overlooking the rear garden.



On the ground floor there is also a neatly presented cloakroom with a window supplying great natural lighting.

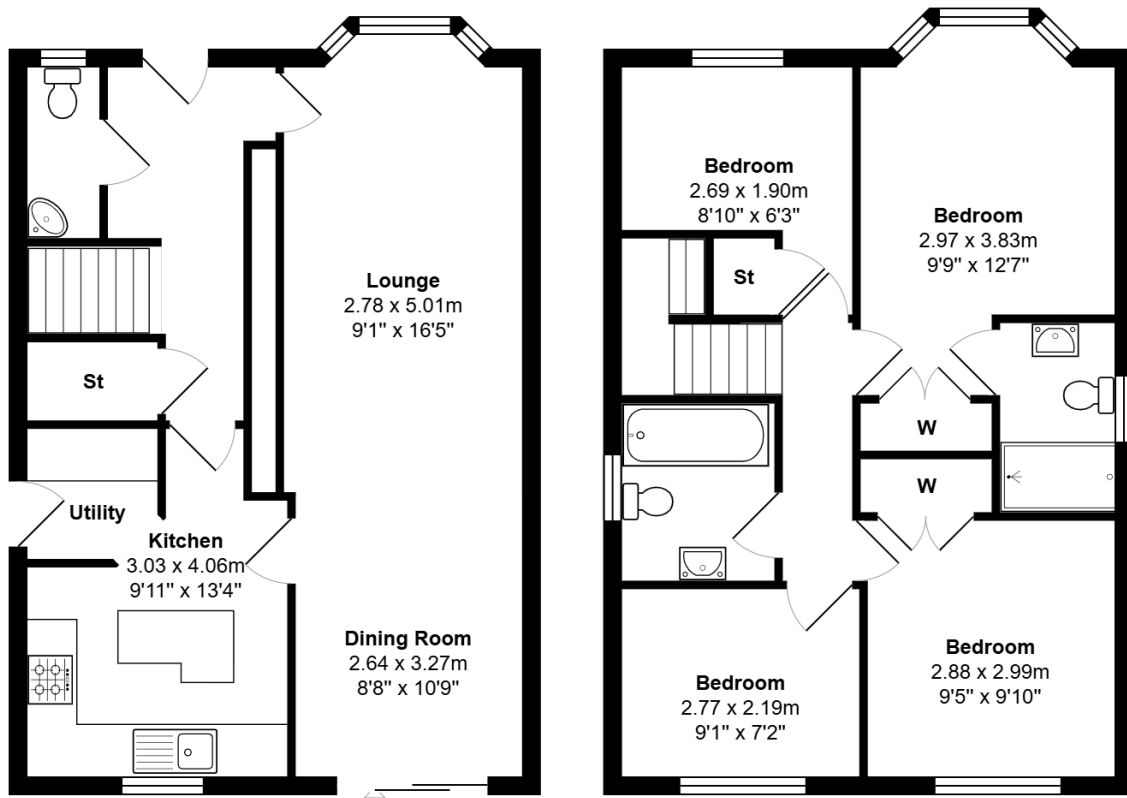
Upstairs, the property provides four bedrooms, each offering good space and flexibility for freestanding furniture. The main front bedroom also has room for a desk or workspace, making it suitable as a home office area if desired. This main bedroom also benefits from a modern en-suite shower room which comprises a shower enclosure, wash hand basin and a WC.

Also on this level is the main bathroom which comprises a large bath and WC. Further benefits of the property include gas central heating, loft storage area and PVC double glazing.



## Vendor Comments

*This has been a lovely house for us as has great space throughout and is in such a quiet setting.*



All measurements are approximate and for display purposes only

Total Area: 96.8 m<sup>2</sup> ... 1042 ft<sup>2</sup>

## Location

Glenboig has local shops and a primary school with main amenities and high schools available in the nearby Coatbridge. The famous Glasgow Fort shopping centre is a short drive. The village is ideally placed giving quick and easy access to all the major motorway networks for commuting throughout the central belt and beyond.





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