

# 30 Ashley Grove

BELLSHILL, NORTH LANARKSHIRE, ML4 3PL



*EXCELLENT FOUR-BED DETACHED HOME, SET IN A POPULAR LOCATION*



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We are delighted to introduce to the market this stylish and impressive four-bed detached family home. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in the popular area of Bellshill, complete with a superb garage conversion, along with having just been fully redecorated, the property is now offered to the market in walk-in condition.

The accommodation consists of a welcoming hallway, with an adjacent WC. The bright and airy lounge is a relaxing place to sit at the end of the day. The beautifully bright room has double aspect windows and a lovely Bay window which bathe's the room in natural light. The focal point of the room is a feature fireplace and generous space offers flexibility for various furniture layouts.

## The Property



The hallway leads to a modern well-appointed kitchen/diner. This lovely hub of the family home benefits from an extensive range of fitted units with an electric hob, double electric oven, integrated dishwasher, wine cooler and fridge freezer. The island unit is striking and it combines with the rest of the units to provide a stylish and highly functional area to prepare a marvellous meal. The utility space caters well for the family's washing requirements and houses the washing machine.











The dining area easily accommodates a family-sized dining table, and the light floods in from the French doors to create a relaxing space to dine with friends and family. The garage conversion has added excellent space for a family room, beautifully positioned to add space to the kitchen/diner hub of the home.





The family bathroom is fresh and bright, with a white suite consisting of a mains shower over the bath. There are four good-sized bedrooms within this lovely home, all have plenty of room for free-standing furniture, and three have built-in wardrobes. The large master bedroom has a very stylish and contemporary en-suite, with a standalone shower cubicle with a mains-fed shower.







**Bedroom 1**







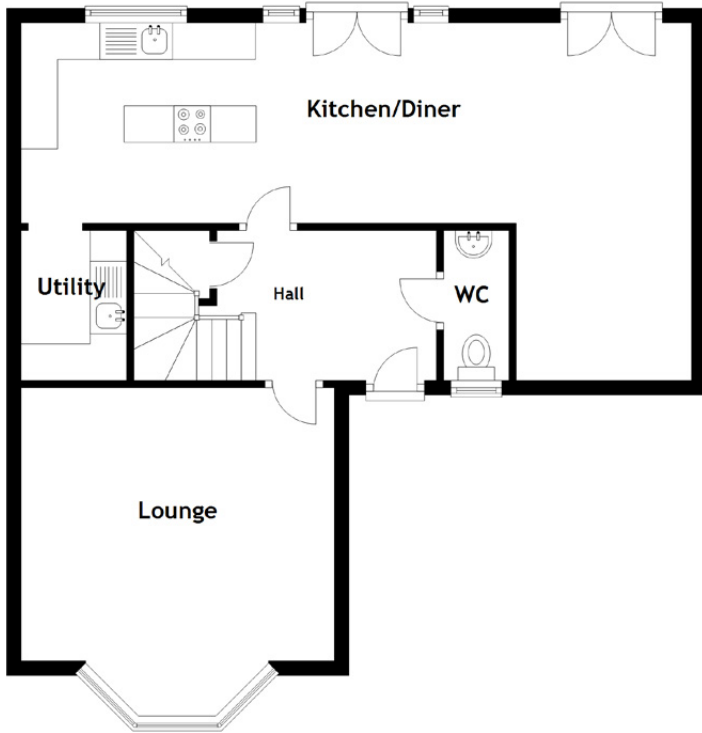




**Bedroom 2**







**Approximate Dimensions**

(Taken from the widest point)

Kitchen/Diner	9.20m (30'2") x 4.90m (16'1")
Lounge	4.45m (14'7") x 4.30m (14'1")
Utility	2.05m (6'9") x 1.45m (4'9")
WC	2.05m (6'9") x 0.90m (2'11")
Bedroom 1	3.75m (12'4") x 3.75m (12'4")
Bedroom 2	4.80m (15'9") x 2.75m (9')
Bedroom 3	2.95m (9'8") x 2.75m (9')
Bedroom 4	4.80m (15'9") x 2.05m (6'9")

Bathroom	2.15m (7'1") x 1.90m (6'3")
En-suite	2.10m (6'11") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.

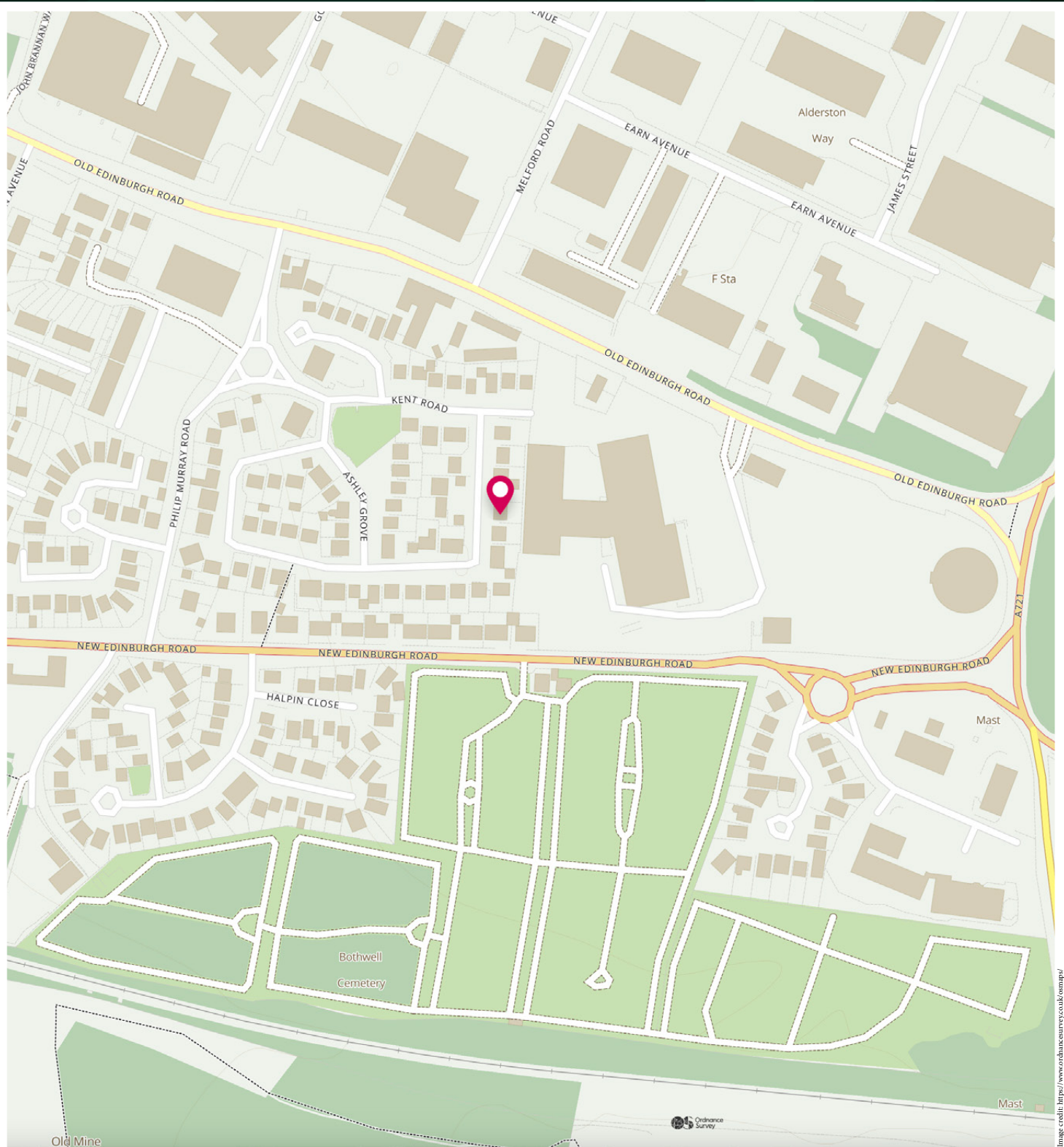


The home is kept warm, comfortable, and secure, via double glazing and gas central heating. The secure back garden is mainly laid to lawn and both pet and child-friendly, it offers the perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front aspect, with a two-car driveway.

Some properties tick all the boxes and this is certainly one of them. Early viewing is strongly advised to anyone seeking a stunning home, in a great location, with all the hard work already done.







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