



17 Rodger Way

Motherwell

Offers over £270,000



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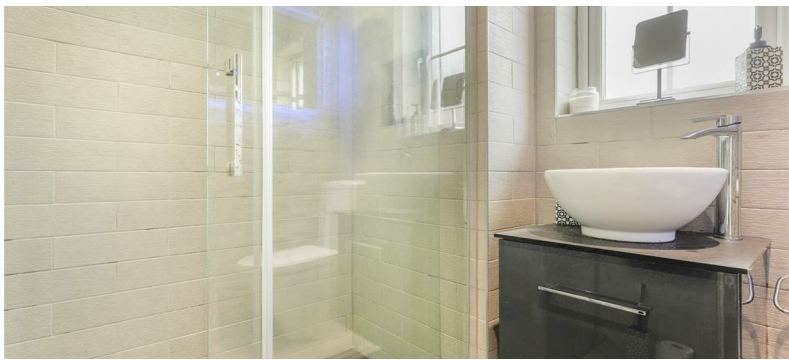
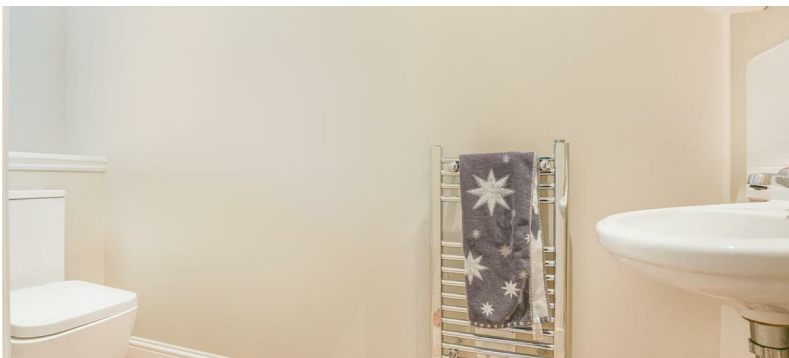


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Set within an exclusive development in Cleland, Motherwell, and offering spacious and versatile accommodation over two levels, lies this impressive four bedroom detached home within a generously sized plot and exceptional open views.

The ground floor welcomes you with a bright and inviting entrance hallway featuring solid wood oak flooring. To the front, a spacious lounge enjoys an abundance of natural light through dual aspect windows and is complemented by a feature fireplace, creating a cosy and elegant living space. To the rear, a generous open-plan kitchen and dining area is well-equipped with ample storage, integrated oven and gas hob, and French doors that open directly onto the private rear garden. A convenient cloakroom/WC completes the ground floor layout.

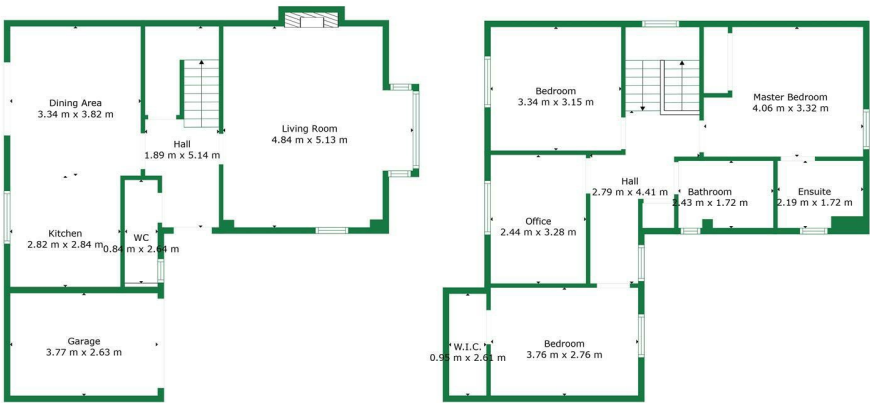
Upstairs, the landing leads to four well-proportioned bedrooms, each offering plenty of space for bedroom furniture, whilst the master hosts a modern en-suite shower room. Completing this floor is a fully tiled stunning family bathroom consisting of WC, wall-hung vanity unit, and a bath with overhead mixer shower.

Further features include gas central heating (new boiler/radiators installed within the last year), double glazed windows, and a mono-block driveway leading to an integral garage. The standout rear garden is fully enclosed for privacy and boasts a large decked patio area, a turfed lawn, and mature trees and shrubs—creating a peaceful outdoor setting.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas. The property falls within the school catchment area for Coltness/Taylor High and Cleland/St Mary's Primary.

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.



Floor 1

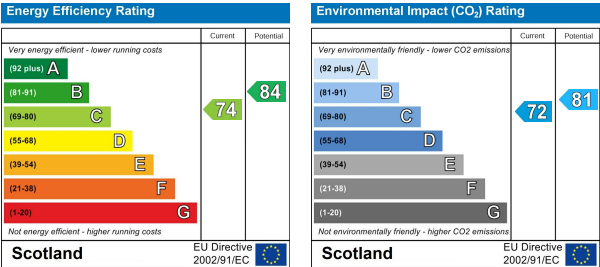
Floor 2



TOTAL: 124 m²
FLOOR 1: 96 m²; FLOOR 2: 68 m²
EXCLUDED AREAS: GARAGE: 10 m², FIREPLACE: 1 m²



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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