

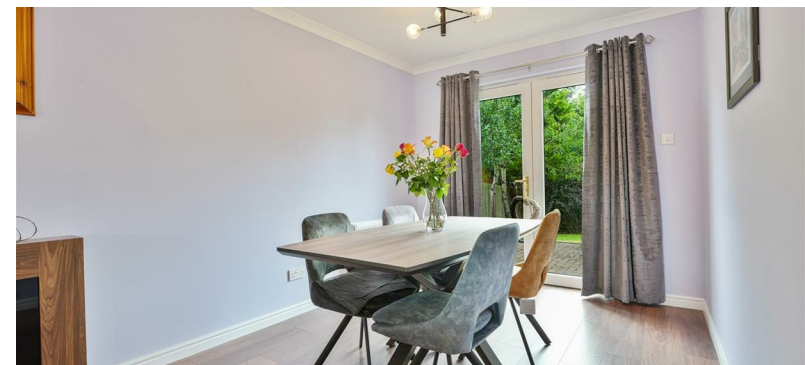


7 Conival Close

Motherwell

Offers over £295,000







Located in a quiet cul-de-sac within the town of Motherwell, this stunning four-bedroom detached villa offers stylish, spacious, and immaculately presented accommodation, perfectly suited for modern family living.

Set over two levels, the home is in true walk-in condition and thoughtfully designed with generous living areas, contemporary finishes, and a versatile layout.

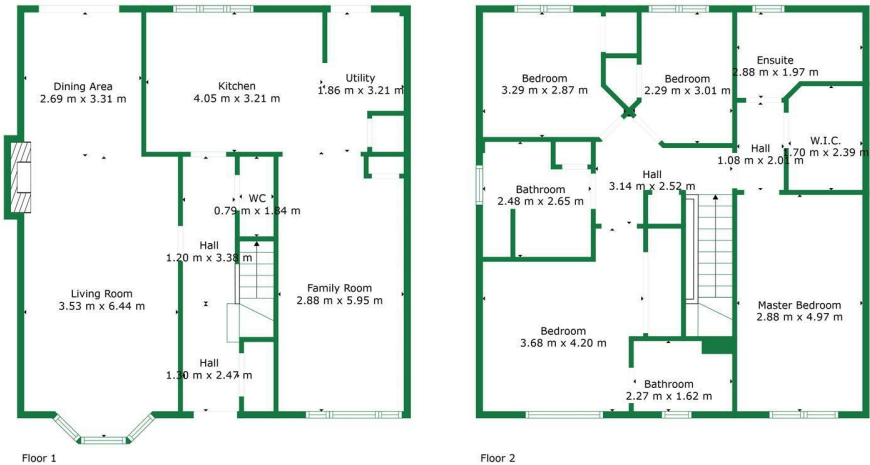
The property opens to a bright and welcoming entrance hallway, finished with quality hardwood flooring. To the front, a beautifully styled lounge and dining area features a bay window that floods the space with natural light, while French doors to the rear provide direct access to the garden. At the heart of the home, the impressive kitchen with adjoining utility area is fitted with an excellent range of wall and base units, offering ample workspace and storage. From here, you'll find a charming spacious front-facing family room with neutral decor tones and hardwood flooring. Completing the ground floor is a chic cloakroom WC.

The spacious landing opens onto four beautifully proportioned bedrooms, each finished with carpeting flooring. Two of the rooms are enhanced with fitted mirrored wardrobes, offering both style and practical storage. The master bedroom boasts a separate walk-in storage cupboard, and a luxurious en suite shower room with rainfall shower, vanity unit, and contemporary tiling. A sleek four-piece family bathroom and an additional three-piece shower room complete the upper level.

Externally, the property is equally impressive. A Monoblock driveway offers ample off-street parking, while the private rear garden provides the perfect outdoor retreat with a neat lawn, paved patio, and a backdrop of mature trees offering additional privacy.

Further benefits include double glazing, gas central heating, and well presented throughout. This wonderful home combines modern style with practical family living in a desirable location, early viewing is highly recommended.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 & M8 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.



TOTAL: 156 m²
FLOOR 1: 76 m²; FLOOR 2: 80 m²
EXCLUDED AREAS: UTILITY: 5 m²; FIREPLACE: 1 m²; WALLS: 11 m²

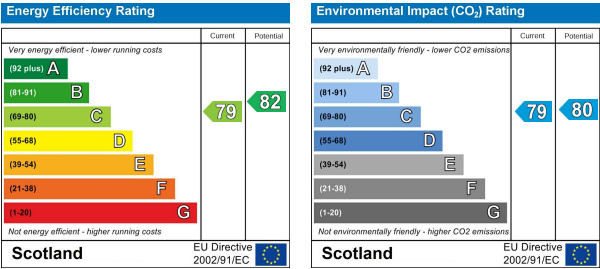


Viewing

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

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.

Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk