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ESTATE AGENTS



13 Hogan Way

Motherwell

Offers over £380,000

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Situated within the highly sought after and prestigious Dalziel Park area of Motherwell, this lovely four bedroom detached property offers spacious and versatile family living in a peaceful, desirable setting. Early viewing is highly recommended to fully appreciate the quality and appeal of this outstanding home.

The ground floor welcomes you with a spacious and inviting entrance hallway, setting the tone for the rest of the home. To the front is a bright and comfortable lounge with carpeted flooring, while to the rear a generous dining room with French doors that open directly onto the garden, creating the perfect space for entertaining or family dining. The property also benefits from a beautifully fitted spacious kitchen offering an excellent range of wall and base units along with integrated appliances.

Just off the kitchen is a highly practical utility room, providing additional space for appliances and featuring its own sink, window and external door for convenient access to the garden, ideal for busy households. Completing the ground floor is a stylish cloakroom WC.

A half-landing leads to a spacious and versatile family room with large windows that allow an abundance of natural light to flood the space. This room could easily serve as a fifth bedroom, home office or playroom depending on your needs.

On the upper floor you will find four well-proportioned bedrooms, all with carpeted flooring. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring a three-piece suite and stylish wet-wall panelling. The home also offers generous storage throughout, enhancing both practicality and organisation.
Externally, the property benefits from front and rear gardens, a driveway and a double integral garage, providing ample parking and additional storage space, further adding to the appeal of this impressive family home.

Dalziel Park itself is one of Motherwell's most esteemed neighbourhoods, known for its beautifully maintained grounds, woodland walks, and nearby amenities, including the Dalziel Park Golf Club. This exclusive residential area offers a serene setting, yet is within easy reach of Motherwell's town centre, where you'll find a variety of shopping, dining, and entertainment options. Commuting is easy, with excellent road links and nearby train stations offering direct services to Glasgow, Edinburgh, and beyond. The surrounding Lanarkshire area is rich with green spaces, parks, and schools, making it a prime location for families seeking both lifestyle and convenience.

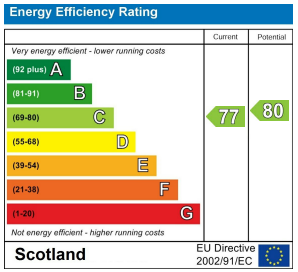


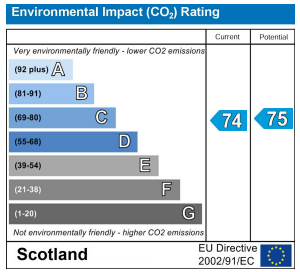
TOTAL: 174 m2
Ground floor: 74 m2, 1st floor: 27 m2, 2nd floor: 73 m2
EXCLUDED AREAS: GARAGE: 25 m2, UTILITY: 6 m2, OPEN TO BELOW: 0 m2, STAIRWELL: 6 m2, WALLS: 18 m2

Viewing

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

Energy Efficiency Graph





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