



CODA
- ESTATES -

OFFERS OVER

£360,000

24 NETHERHOUSE AVE, GLASGOW, , G66 5NG

This family property has been well maintained and presented by the current owners, having been professionally extended over the years. Occupying a prestigious plot within the development, early viewing is recommended. Comprises 4 bedrooms, 3 reception areas, additional shower room, utility area, garage and driveway. EER - C

- *** Perfect Residential Location ***
- Professionally Extended Detached Property
- 4 Bedrooms
- 3 Reception Areas



FULL DESCRIPTION

This is a substantial, detached family home which has been professionally extended over the years. Occupying a most admired corner plot within the development early viewing is advised. The property provides exceptional family accommodation extending to over 125 square metres, forming an excellent layout for modern family living.

The welcoming reception hallway leads through to the formal lounge. The tasteful lounge has open aspects to the front and the contemporary fireplace provides the main focal point. The open plan dining kitchen is accessed from the lounge via french doors. The spacious kitchen area creates a very social space, perfecting for entertaining and displays a number of integrated appliances including double oven, 5 burner hob, microwave, dishwasher and fridge/freezer. A useful utility area has been added with rear french doors leading outside to an attractive raised decked patio area. The impressive side extension is accessed from the dining room and comprises an inner hallway which in turn leads to the 4th bedroom, double sized with fitted wardrobe, an additional L-shaped family room with patio doors accessing the well tended garden ground and the stylish shower room completes the ground floor accommodation.

The upper landing leads to three bedrooms and the family bathroom. All three bedrooms feature in-built wardrobe storage. The family bathroom comprises a three piece white suite with fitted shower, tiling and heated chrome towel rail.





GROUND FLOOR
APPROX. FLOOR
AREA 902 SQ.FT.
(83.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1399 SQ.FT. (130.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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