



CODA
- ESTATES -

OFFERS OVER

£420,000

3 BRABAZON COURT, WOODLEE VILLAGE G66 3RB

A wonderful four bedroom detached executive villa located within an attractive development close to local amenities. This CALA Home, provides outstanding family accommodation over two levels and has been presented and maintained to a high specification throughout. EER - C

- *** Substantial CALA Detached Family Home *** **
- 4 Double Bedrooms - 2 with ensuite
- Formal Lounge
- Open Plan Family/Dining/Kitchen



FULL DESCRIPTION

Located within this prestigious development on the periphery of Lenzie, this CALA detached property is within easy reach of all local amenities. Local schools at both primary and secondary level are also situated nearby. Lenzie train station is close at hand, ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8.

The "Bryce" offers a stylish and attractive design which has been thoughtfully planned for the demands of a modern lifestyle, combining a practical and adaptable internal layout, finished to a high specification. Well presented throughout, this home is tailor-made for a growing family. Accommodation can easily be adapted to suit a wide variety of needs by providing 4 bedrooms (2 with ensuite facilities), with the added benefit of the converted garage which has been converted to provide additional living space.



This exceptional home comprises: Spacious reception hallway extending to downstairs cloakroom with wc. The hallway flows naturally to a fitted kitchen/dining/family area, with numerous, integrated appliances, french doors to the rear garden and separate utility room with door access to the side of the property. The converted garage is accessed from the utility area and is currently used as a childrens playroom. The formal lounge can be accessed from the entrance hall, providing a large space for entertaining and relaxing.



On the first floor there are 4 bedrooms, two of which have ensuite shower rooms and an additional family bathroom with three piece suite .The impressive master suite, featuring ample wardrobe storage and a rear facing window with extended views to the Campsie Fells beyond. The guest bedroom boasts private ensuite facilities also and excellent built in wardrobe storage. The two remaining bedrooms are well proportioned and benefit from views to the front garden of the property.

This beautiful home is further enhanced by gas central heating, PVC double glazed window frames, monoblocked driveway and a level corner plot with gardens to front, side and rear. The garden is fully enclosed, ideal for small children and family pets and the raised decked area provides the perfect spot for relaxing or entertaining.

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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