



12 Sussex Grove, Glenboig

Offers Over £195,000



12 Sussex Grove, Glenboig

Sussex Grove is located within a popular residential setting, this modern development offers a peaceful, family friendly environment with a strong sense of community. As you arrive on the street, the property enjoys a neat terraced position with off road parking conveniently situated to the front of the property, providing ease and practicality for everyday living. Approaching the home, you are immediately struck by its attractive façade and well maintained exterior, with a welcoming entrance framed by clean lines and contemporary finishes. The front door, featuring decorative glazed panels, allows natural light to filter through and sets the tone for the bright and stylish interiors that await inside.

Step inside and you're welcomed into a bright entrance hallway, where crisp white walls and light toned wood effect flooring immediately create a clean, contemporary feel. A convenient ground floor WC is positioned just off the hallway, finished with modern fittings and neutral décor, ideal for guests and everyday use.

Moving through, the home opens into a spacious lounge, beautifully presented with light grey wood effect flooring that continues throughout the ground floor, enhancing both the sense of space and practicality. The décor is fresh and neutral, complemented by modern ceiling lighting and a large front facing window that fills the room with natural light. The staircase, with its light wood handrail and white balustrade, provides a subtle contrast, while useful under stair space offers additional storage potential.



To the rear, the lounge flows seamlessly into the open plan kitchen and dining area, the true heart of the home. The kitchen is thoughtfully designed with contemporary shaker style cabinets in a soft, muted tone, perfectly paired with warm wood effect worktops that add both texture and warmth. Integrated appliances, including an oven, hob and extractor, are neatly built in, while generous countertop space ensures practicality for everyday cooking. The continuation of the wood effect flooring makes this space both stylish and easy to maintain. There is ample room for dining, creating a sociable area ideal for entertaining or family meals. French doors, alongside a large window, flood the room with natural light and provide direct access to the private south east facing rear garden, enhancing the connection between indoor and outdoor living. Upstairs, the landing is bright and airy, leading to two well proportioned bedrooms. The principal bedroom is particularly impressive, featuring plush neutral carpeting and a large window that enhances the sense of space and light. Built in mirrored wardrobes provide excellent storage while reflecting light throughout the room, further amplifying the feeling of openness.

The second bedroom is equally well presented, finished with soft carpeting and neutral décor, making it a versatile space suitable as a guest room, nursery or home office. Both bedrooms benefit from modern radiators, clean lines and a calm, contemporary finish.



The bathroom is finished to a high standard, with stylish full height neutral tiling. It features a modern suite including a bath with overhead shower and glass screen, a sleek wall mounted sink, and quality fittings that create a polished, contemporary look while remaining practical for daily use.

Externally, the rear south east facing garden is fully enclosed and thoughtfully arranged with a well maintained lawn and a paved pathway, offering a low maintenance outdoor space ideal for relaxing, entertaining or enjoying time with family. The secure fencing provides both privacy and peace of mind, while direct access from the kitchen makes outdoor living effortless.



Ideally situated within the well connected village of Glenboig, this property enjoys close proximity to a range of local amenities, including convenience stores and everyday essentials, all within easy reach. The nearby town of Coatbridge offers a wider selection of supermarkets, retail outlets and leisure facilities, while the popular Drumpellier Country Park provides beautiful outdoor space for walking, cycling and family days out. Families are particularly well catered for, with both Glenboig Primary School and Our Lady & St Joseph's Primary School located within the village, offering convenient and accessible schooling options. A selection of secondary schools can be found in the surrounding areas.

Commuters benefit from excellent transport links, with easy access to the M73 and M8 motorways, providing direct routes to Glasgow and beyond. Nearby train stations, including Gartcosh and Coatbridge, offer regular services, making this an ideal location for those commuting or travelling further afield.

Overall, this beautifully presented home combines modern design with everyday functionality, offering stylish interiors, well considered storage solutions and a seamless layout perfectly suited to contemporary living.

Home Report Value- £200,000

EPC - B

Council Tax Band - C

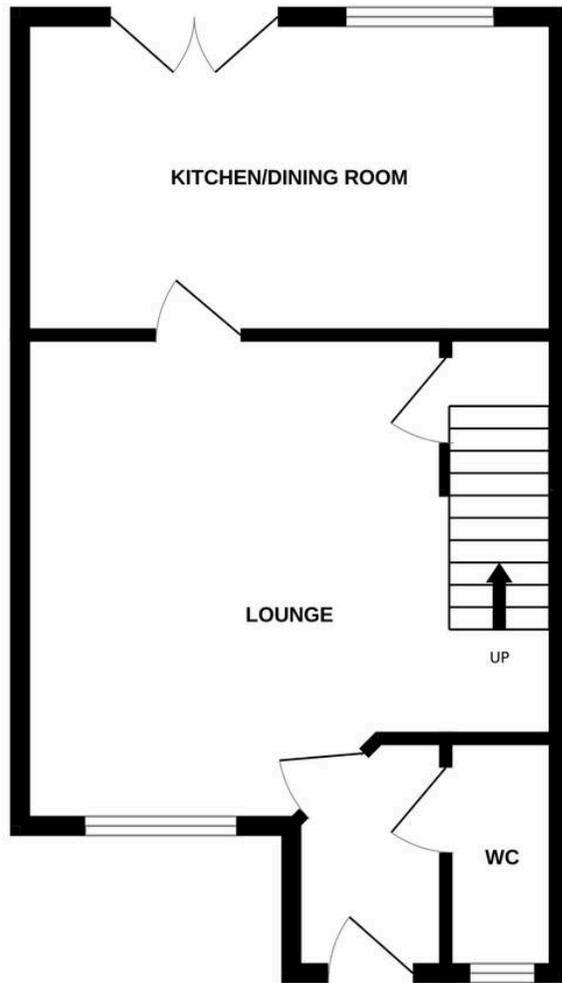
Square Ft- 753/ 70m²



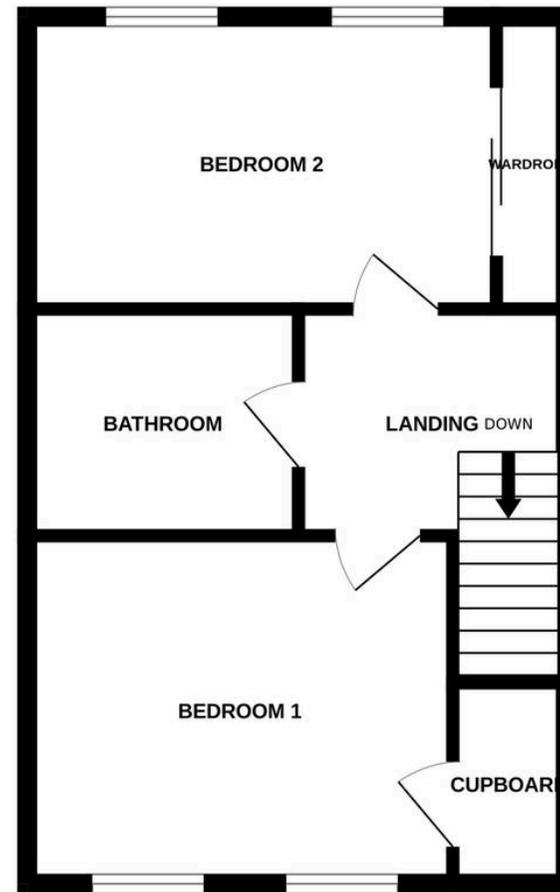
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GROUND FLOOR



1ST FLOOR



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