

FREEHOLD



House - Detached (EPC Rating: B)

11 MANDREL DRIVE, COATBRIDGE, ML5 4WF

Offers over

£279,995

FEATURES

- Detached House
- Open-plan kitchen/diner
- Enclosed rear garden
- Mono-bloc driveway
- 3 spacious bedrooms
- Master with en-suite
- Integral garage access
- Built in 2017



**SWEET
HOME**



3 Bedroom House - Detached located in Coatbridge

Caroline Morrison of Sweet Home Scotland is thrilled to introduce this delightful three-bedroom detached home on Mandrel Drive, nestled in the sought-after Calderwaters area of Coatbridge. Constructed in 2017, this contemporary residence spans a generous 1,044 square feet, making it an ideal retreat for families.

As you step inside, a spacious ground floor hall greets you, leading to a cozy lounge that's perfect for unwinding or hosting friends. The standout feature is the open-plan kitchen and dining area, effortlessly connected to the enclosed rear garden through patio doors—ideal for alfresco dining and entertaining.

The ground floor also boasts a handy WC and access to the integral garage, adding to the home's practicality. Moving upstairs, you'll discover three well-sized bedrooms. The master suite comes complete with an en-suite bathroom and fitted wardrobes, ensuring comfort and storage. A family bathroom serves the additional two bedrooms, providing everyone their own space.

Outside, the property features a mono-bloc driveway for off-street parking and a beautifully landscaped lawn in the rear garden, complete with a patio area—perfect for soaking up the sun or hosting summer barbecues.

Call us on

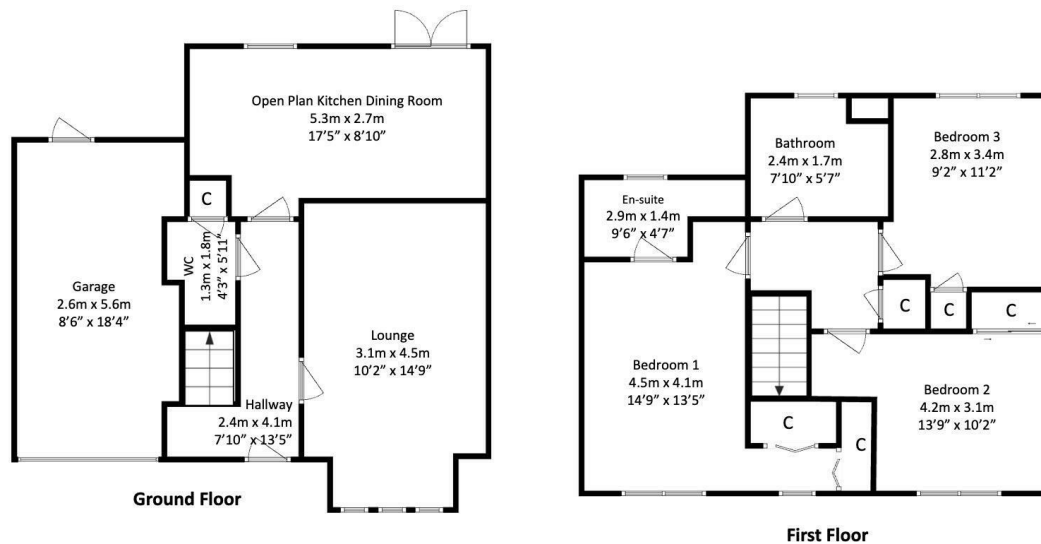
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<https://sweet-home.co.uk/>

Council Tax Band

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

