



AB Properties



23 Church Road  
, Bonkle, ML2 9QG

Offers over £335,000

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A fantastic opportunity to acquire a rarely available detached villa located in the desirable Bonkle area, just on the outskirts of Wishaw.

This charming property offers the perfect blend of semi-rural tranquillity with convenient access to local amenities, schools, and transport links. Ideal for families or those looking to upsize, this home promises comfort, space, and a peaceful lifestyle in one of the area's most sought-after residential pockets.

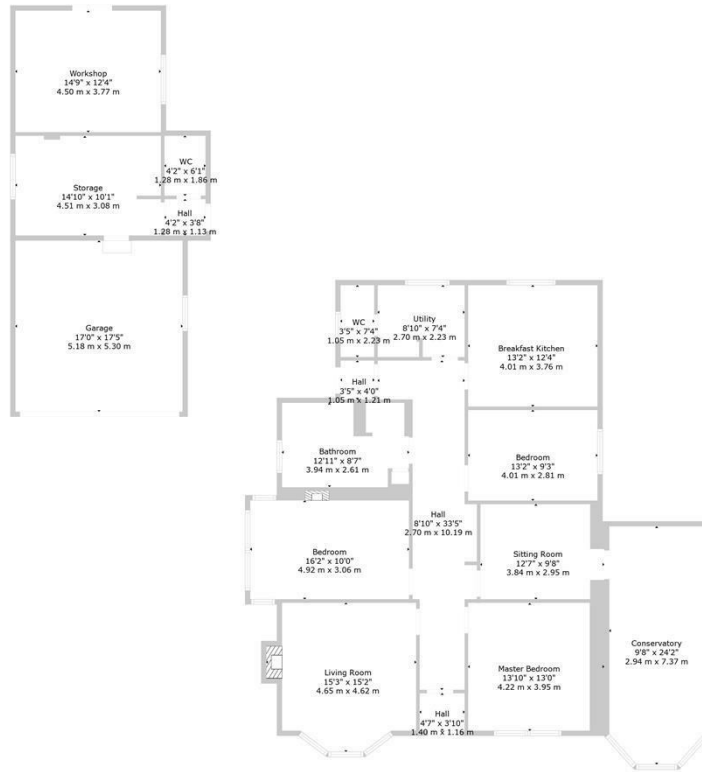
The property features a welcoming entrance hallway, a formal lounge with an attractive bay window overlooking the front gardens, and three well-proportioned bedrooms. A spacious family sitting room flows into an additional seating area, highlighted by a unique turret-style ceiling, creating a striking focal point within the home. The large dining kitchen provides ample space for dining and is complemented by a separate utility room and an adjacent WC. Completing the internal layout is a well-appointed four-piece family bathroom.

Externally, the property is surrounded by generous garden grounds, featuring beautifully manicured lawns and a variety of mature shrubs and trees, creating a peaceful and private outdoor retreat. A detached double garage with an electric door provides secure parking or valuable outdoor storage space. In addition, there are two separate workshops, both equipped with power and lighting, offering an ideal setup for working from home, creative hobbies, or additional storage needs. These versatile outdoor spaces enhance the property's appeal and provide excellent flexibility for a range of lifestyle requirements.

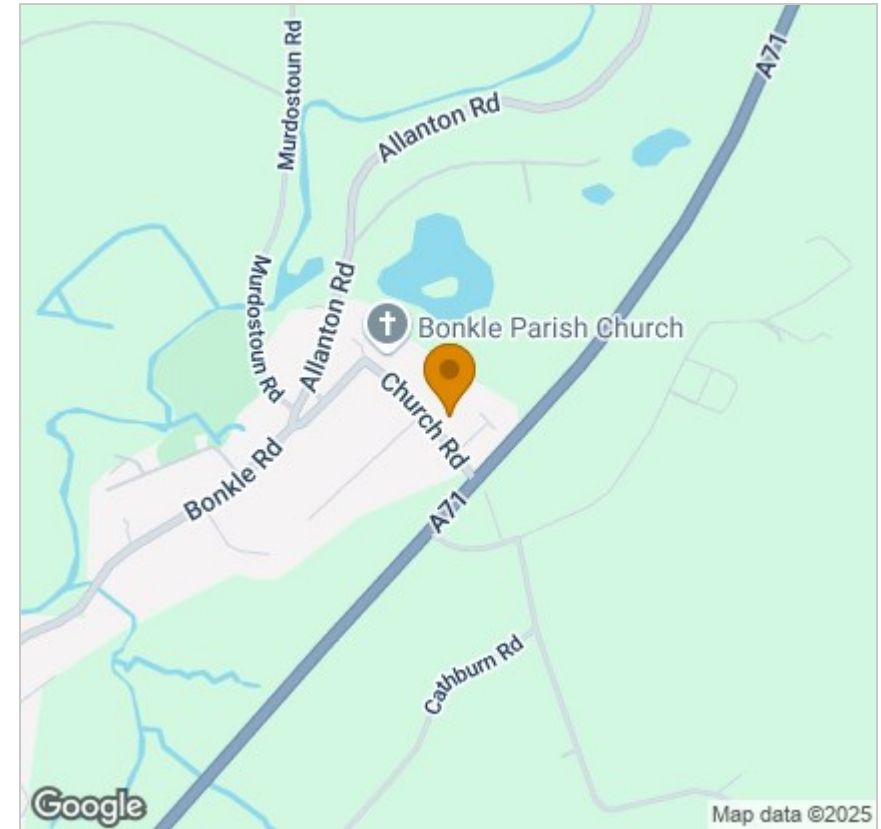
The closest town of Nemains offers a range of shopping, primary schools and healthcare. For commuters there are mainline stations at Hartwood and Wishaw which both run mainline services to Glasgow and Edinburgh, and the M8 and M74 motorway networks are both within easy reach.



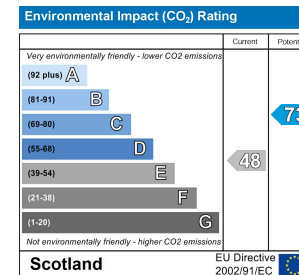
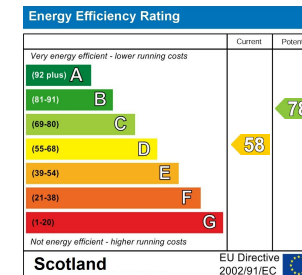




**TOTAL: 1665 sq. ft, 155 m2**  
FLOOR 1: 1665 sq. ft, 155 m2  
EXCLUDED AREAS: GARAGE: 295 sq. ft, 27 m2, HALL: 18 sq. ft, 3 m2,  
WORKSHOP: 188 sq. ft, 17 m2, STORAGE: 150 sq. ft, 14 m2, FIREPLACE: 7 sq. ft, 1 m2  
WALLS: 173 sq. ft, 15 m2



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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