

# 29 Knock Rushen, Castletown

Ref No DCP01154



**PRICE £530,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

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[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
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ISLE OF MAN IM8 1AQ

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- Deceptively Spacious Modern Detached House
- Convenient Location with Shops, Schools and Coast Within Flat Walking Distance
- Lounge
- Study/4th Bedroom
- Dining Kitchen with Separate Utility
- Cloakroom
- 3 Bedrooms with Distant Sea Views
- Family Bathroom and 1 En-Suite Shower Room
- Easy to Maintain Rear Garden
- Double Garage and Allocated Parking
- uPVC Double Glazing and Gas Fired Central Heating
- Viewing Highly Recommended

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To the front of the property is a small area suitable for potted plants/ornamental shrubs. Gated access to the rear garden which also provides gated access to the parking area and door to the double garage. The easy to maintain garden comprises paved and decked areas together with artificial lawn and raised flower beds.



The price is to include fitted floor coverings. Fully furnished as seen available by separate negotiation (excluding garage contents).

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**DIRECTIONS TO PROPERTY:**

Travelling out of Market Square onto Queens Street, bear right onto Farrants Way. Take the first left into Scarlett Road. Proceed to the end of Scarlett Road and enter the Knock Rushen Development. Follow the road round and turn right where No. 29 will be found on the left hand side.

In greater detail the accommodation comprises:

**GROUND FLOOR**

**ENTRANCE** Half glazed door with glazed transom window leading to:-

**HALL** Storage cupboard.



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**DINING KITCHEN** (26'5" x 10'10" approx.) Dining/family area with front aspect flowing to modern fitted kitchen with matching cream wall and base units with wooden worktop incorporating a 1½ bowl stainless steel sink unit and drainer and induction hob with extractor above. Integrated dishwasher and washing machine. Larder unit with integrated double oven and microwave and integrated fridge freezer. Aspect overlooking rear garden. Door to:-



**UTILITY** (6'11" x 6'9" approx.) Large under-stairs storage cupboard. Wall mounted boiler. Door to garden.

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**STUDY/4<sup>TH</sup> BEDROOM** (10'9" x 8'7" approx.) Aspect to the front. Good size room suitable for a number of uses.



**CLOAKROOM** (6'3" x 3'9" approx.) WC with concealed cistern and wall mounted wash hand basin with vanity unit below. Wall mounted mirror.



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**LIVING ROOM** (17'7" x 10'8" approx.) Double doors leading to garden area.



**FIRST FLOOR**

**LANDING** Airing cupboard. Velux window.



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**FAMILY BATHROOM** (8'10" x 6'7" approx.) Bath with shower above and glass screen, wash hand basin and wall mounted WC with concealed cistern. Tiled floor and part tiled walls. Velux window.



**BEDROOM 1** (12'11" x 10'9" approx.) Front aspect with dormer window enjoying distant sea views. Door to:-





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**EN-SUITE SHOWER ROOM** (10'9" x 5'10" approx.) Small step up to walk-in shower, wall mounted wash hand basin with vanity unit below and wall mounted WC with concealed cistern. Tiled floor and part tiled walls. Heated towel rail. Velux window.



**BEDROOM 2** (12'2" x 8'11" approx.) Front aspect with dormer window enjoying distant sea views.



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**BEDROOM 3** (8'10" x 8'7" approx.) Front aspect with dormer window enjoying distant sea views.



## **OUTSIDE**

**DETACHED DOUBLE GARAGE** (18'3" x 17'10" approx.) Two single electric up and over doors. Door to garden.



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**SERVICES**

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £216

Approx Rates payable £1,880.01 (incl. of water rates).

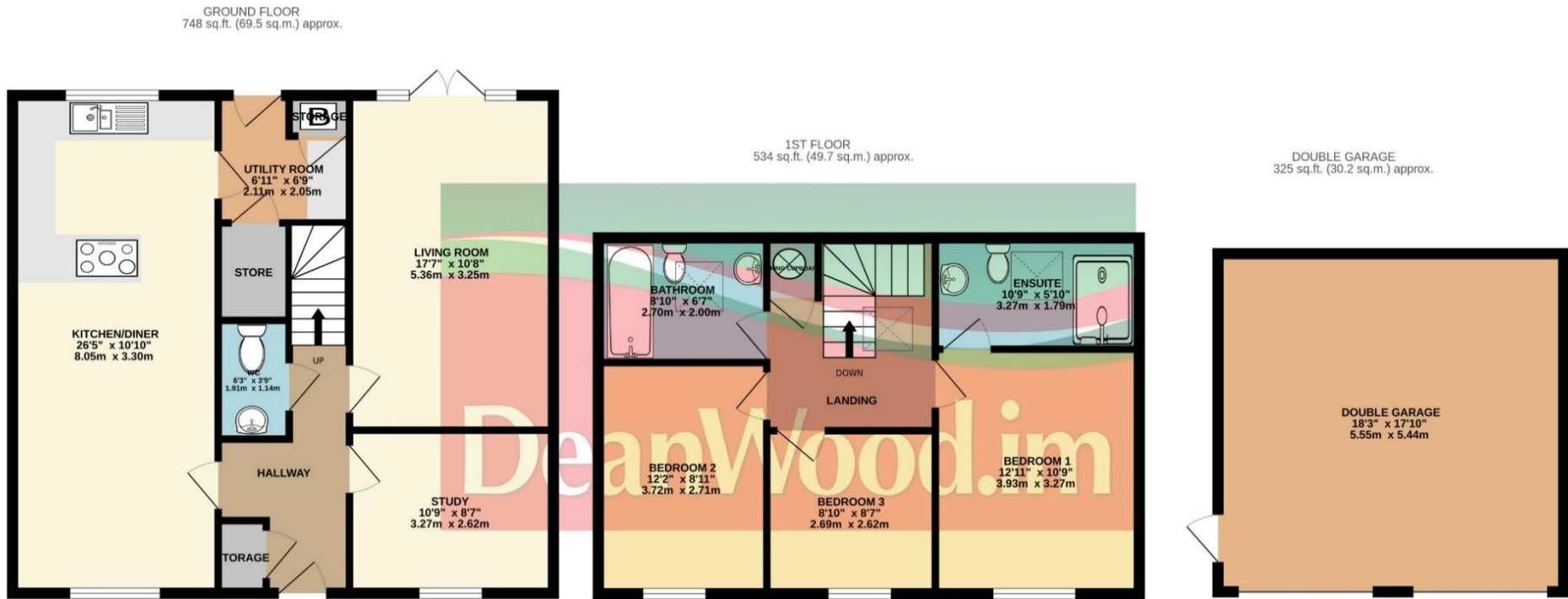
**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

**For further details and arrangements to view, please contact the Agents.**

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TOTAL FLOOR AREA : 1608 sq.ft. (149.3 sq.m.) approx.

Not to scale-for identification purposes only  
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