

Kantara, Grove Mount, Ramsey

Ref No DRP01282



PRICE £590,000

DOUGLAS

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CASTLETOWN

COMPTON HOUSE
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RAMSEY

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Kantara, Grove Mount, Ramsey

- Well Presented Detached 3 Storey Family Home
- 4 Reception Rooms
- 4 Bedrooms (1 en-suite)
- 2 Modern Family Bathrooms & Separate Downstairs WC
- Modern Kitchen
- Utility Room
- Integrated Single Garage
- Paved Driveway with Parking for 2/3 Vehicles
- Landscaped Front & Rear Gardens
- Summer House
- Open Fire
- Double Glazing
- Oil Fired Central Heating
- Half a Mile from Town Centre & Mooragh Park
- Ideally Situated for Ramsey Group Practice, Dentist & Hospital

The price is to include the fitted floor coverings and blinds. Freestanding wardrobes and some curtains are negotiable.

DIRECTIONS TO PROPERTY:

From Parliament Square proceed straight through both roundabouts and over the Stone Bridge onto Bowring Road. Continue up Bowring Road and over the Zebra crossing. Take the second turning on the right into Grove Mount. Kantara is the third property on the left hand side.

Kantara, Grove Mount, Ramsey

In greater detail the accommodation comprises:

GROUND FLOOR

PORCH uPVC double glazed door and side window. Radiator.

SEPARATE WC Suite comprising hand wash basin and WC. Window.

SPACIOUS ENTRANCE HALL Radiator. Stairs to first floor. Picture rail. Understairs storage.

LIVING ROOM (16'1" x 12'9" approx) Bay window overlooking the front aspect. Feature coal fireplace. Radiator. Television point. 4 wall lights. Picture rail.

SITTING ROOM (12'9" x 12'8" approx) 2 windows to the side aspect. Picture rail. Radiator. 4 Television points. Double doors leading to Conservatory.



Kantara, Grove Mount, Ramsey

CONSERVATORY (13'2" x 12'2" approx) uPVC double glazed windows and doors to the rear garden. 2 wall lights. Television point. Ceiling downlights.

DINING ROOM (13'0" x 9'4" approx) Sliding glass doors to the rear garden. Radiator. Picture rail. Ceiling downlights. Double doors to the kitchen.



Kantara, Grove Mount, Ramsey

FITTED KITCHEN (15'0" x 13'1" approx) Scheiber oak wall cupboards and base units with laminate worktop over. 2 seat breakfast bar. Eye level double oven and grill. Hob with filter hood over. Stainless steel splashback. Integrated microwave. Stainless steel 1 ½ bowl sink and drainer. Tiled splashback. Windows overlooking the rear aspect. Door to the rear garden. Radiators. Television point. Extractor fan. Additional food preparation sink with waste disposal. Ceiling downlights.



UTILITY ROOM (9'1" x 5'3" approx) Window overlooking the side aspect. Eye level units. Washing machine plumbed. Space for tumble dryer. Hand wash basin with cupboards below. Exposed beam. Radiator.

GARAGE (14'0" x 8'8" approx) Up and over door. Oil fired central heating boiler & Megaflo. Fitted wall and base cupboards. Shelving.

Kantara, Grove Mount, Ramsey

FIRST FLOOR

LANDING Opaque glazed window. Picture rail. Telephone point. Understairs storage & archway.

BEDROOM 1 (13'0" x 11'4" approx) Windows overlooking the front aspect. Radiator. Picture rail. Television point.

EN-SUITE BATHROOM (13'1" x 6'9" approx) Window overlooking the rear aspect. Modern white suite comprising panelled bath with shower attachment, pedestal hand wash basin and pushback WC. Corner shower cubicle with mains shower. Part tiled walls. Radiator. Heated chrome towel rail. Fitted wardrobe. Ceiling spotlights.



BEDROOM 3 (13'0" x 8'6" approx) Window to the front and side aspects. Wall light and spotlights. Radiator.

BEDROOM 2 (13'0" x 11'2" approx) Windows to the rear aspect. Fitted mirrored wardrobes. Picture rail. Radiator. Wall mounted sink with cupboards below. Television point.

Kantara, Grove Mount, Ramsey



FAMILY BATHROOM (9'2" x 6'10" approx) Modern suite comprising P shaped bath with shower over. Pedestal hand wash basin and pushback WC. Opaque glazed windows. Tiled floor. Tiled walls. Heated towel rail. Ceiling downlights. Airing cupboard.



Kantara, Grove Mount, Ramsey

SECOND FLOOR

LANDING Velux window. Boarded. Eaves storage throughout the whole floor.

FAMILY BATHROOM (9'0" x 8'3" approx) Modern suite comprising freestanding bath, wall mounted sink with cupboards below and pushback WC. Eaves storage. Velux window. Linen storage cupboard.

BEDROOM 4 (12'0" x 9'3" approx) Velux window. Eaves storage.



Kantara, Grove Mount, Ramsey

OUTSIDE

The front of the property has a paved driveway for 2/3 vehicles with a landscaped garden and surrounded with mature shrubs and hedging. The large back garden is mainly laid to lawn with a good sized patio area and various mature trees, shrubs and hedging. The garden has two timber sheds and a Summer House with a patio area. Outside mains sockets & lights front & rear. Lapsed planning approval for extensions at the side & rear.

SERVICES

All mains services are installed.

Oil fired central heating.

Double glazing.

Fibre Broadband.

ASSESSMENT

Approx Rates payable £TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

Kantara, Grove Mount, Ramsey



TOTAL FLOOR AREA : 2177 sq.ft. (202.3 sq.m.) approx.

Not to scale-for identification purposes only
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