

WHISPERS, 3 PERWICK ROAD PORT ST. MARY £1,200,000



- Spacious Detached Executive Modern House
- Magnificent Uninterrupted Sea and Coastal Views
- Close to Port St Mary Town Centre, Golf Course and School
- Large Reception Hall, Porch, Cloakroom
- Lounge, Dining Room, Study, Garden Room, Large Breakfast Kitchen, Utility Room
- Master Bedroom, Dressing Room, En-Suite, Three Further Bedrooms all En-Suite, Balcony
- uPVC Double Glazed, Oil Central Heating, Ground Floor with Underfloor Heating
- Garage, Extensive Parking Area

From Four Roads roundabout travel through Port St Mary turning right onto the one way system, following the road up to Perwick Bay. Turn left into Perwick Bay and Whispers will be found as the third property on the left, clearly named and identifiable by our For Sale board.

An opportunity to purchase this lovely, spacious family home in a sought after location. Enjoying magnificent panoramic sea and coastal views. Finished to an exceptional high standard with quality fixtures and fittings. Benefiting from 'intelligent' lighting system and under floor heating. Close proximity to all village amenities and the Golf Course.

Ground Floor

Porch

Feature brick wall. Double doors to:

Reception Hall

34'0" (10m 36cm) x 15'0" (4m 57cm) approx.

Chandelier. Large hall anchors the lower floor, with double doors leading into the lounge, kitchen and dining room. Single door into the study, cloakroom and utility room. Junckers wood flooring. Stairs to the first floor galleried landing.



Cloakroom

Spacious cloakroom with vanity wash hand basin and w.c.



Lounge

20'9" (6m 32cm) x 18'0" (5m 48cm) approx.

Attractive fireplace with hearth and inset living flame gas fire. Bi folding doors into the 'Garden Room'.



Dining Room

18'0" (5m 48cm) x 13'8" (4m 16cm) approx.

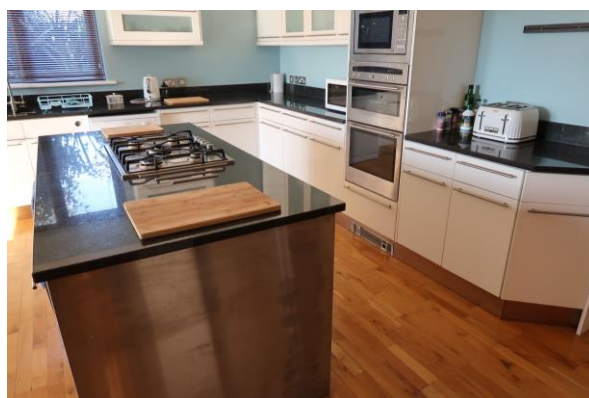
Coved ceiling and central light fitment.



Breakfast Kitchen

20'3" (6m 17cm) x 19'8" (5m 99cm) approx.

An excellent range of quality white gloss wall and base units together with granite work surfaces incorporating a 1½ bowl stainless steel sink and waste disposal unit. Matching island unit. Integrated appliances include AEG five ring gas hob, stainless steel extractor hood, Neff electric double oven and microwave. Plumbed for dishwasher and double size fridge freezer. Double doors leading onto rear patio and garden.



Garden Room

19'5" (5m 91cm) x 11'5" (3m 47cm) approx.

A delightful room with sloping ceiling and roof windows. Lovely sea views.



Study

12'4" (3m 75cm) x 12'3" (3m 73cm) approx.



Utility Room

Plumbed for washing machine. Wall and base units. Door to integral garage.



First Floor

Galleried Landing

19'4" (5m 89cm) x 10'5" (3m 17cm) approx.

Built in airing cupboard with fitted shelving. Megaflo system serving the hot water and central heating system. Skylight windows.



Master Bedroom

20'3" (6m 17cm) x 18'0" (5m 48cm) approx. Plus entrance area.

Wall of fitted wardrobes. Views over the garden, golf course and out to sea. Sitting area. Double doors to:



Balcony

Fabulous panoramic views of the golf course and coast.



Dressing Room

13'8" (4m 16cm) x 7'2" (2m 18cm) approx.

Velux window. Full length fitted wardrobes. Mirrored wall.



En-Suite Shower Room

13'8" (4m 16cm) x 7'0" (2m 13cm) approx.

Fully tiled to complement the white suite comprising large walk in shower/wet area, twin pedestal wash hand basins, bidet and w.c. Electric underfloor heating. Shaver socket. Large ladder style radiator. Quality tiled flooring. Velux window. Twin mirrors with glass shelf.



Bedroom 3

28'11" (8m 81cm) x 14'6" (4m 41cm) approx. Including entrance area.

High angled ceiling with two light fittings. Two built in wardrobes.



Large Walk in Store Room

16'5" (5m 0cm) x 4'5" (1m 34cm) approx.

Further Store Room

En- Suite

Coved ceiling. Fully tiled to complement the white suite comprising large shower with plumbed in shower, glass topped vanity unit with wash hand basin and w.c. Ladder style radiator.



Bedroom 2

14'9" (4m 49cm) x 12'5" (3m 78cm) approx. Plus window seat area.

High angled ceiling. Eaves cupboard.



En-Suite Bathroom

Attractive tiling to complement the white suite comprising bath with plumbed in shower, pedestal wash hand basin and w.c. Ladder style radiator.

Bedroom 4

14'0" (4m 26cm) x 12'5" (3m 78cm) approx. Plus window seating area.

Lovely sea and golf course views. Access to eaves cupboard.



En-Suite - Bath and Shower

White suite comprising bath, shower cubicle, pedestal wash hand basin and w.c. Ladder style radiator. Fitted wall mirror.



Outside

Front

Extensive block paved frontage to provide parking for several vehicles. Outside lighting.

Rear Garden

Delightful garden laid to lawn with well stocked, colourful shrub borders. Good size stone flagged patio area. Lighting. Water and power points. Magnificent views across the golf course and out to the coast.

Garage

20'9" (6m 32cm) x 19'3" (5m 86cm) approx.

Electric door. Power and light. Two boilers, one serving the hot water and central heating system and the other serving the downstairs underfloor heating.

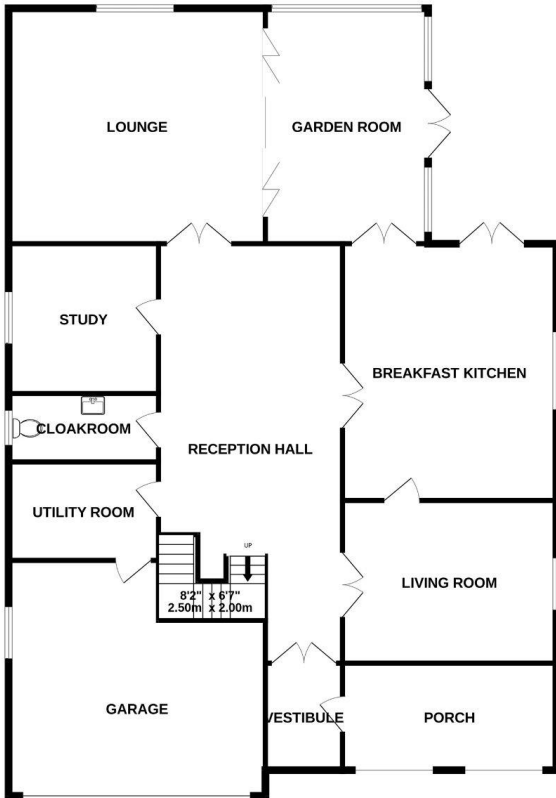
Agents Notes

Mains water, electricity and drainage installed. Oil central heating. INCLUSIONS Fitted carpets. RATES Rateable value £312. Approx rates payable gross £ Tba (inclusive of water rates) 2023/2024. POSSESSION FREEHOLD VACANT POSSESSION ON COMPLETION. VIEWING Strictly by appointment through the Agent, Harmony Homes. OFFERS Strictly through the Agent, Harmony Homes.

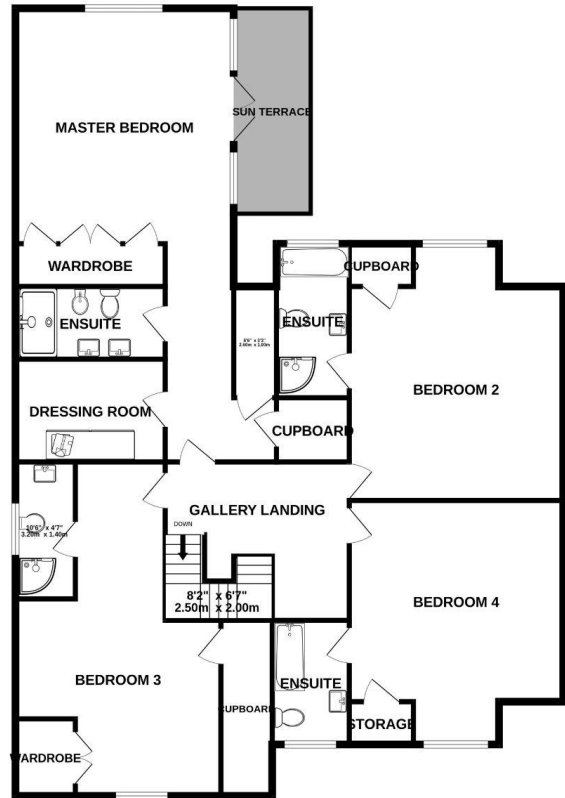
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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