

Derby House, College Green, Castletown

Ref No DCP01163



PRICE £659,950

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CASTLETOWN

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- An Attractive Period Detached House in a Sought After Location
- Within Easy Walk to Beach, Town Centre and Schools
- Light and Airy Accommodation
- Large Living Room
- Spacious Dining Kitchen
- 3 Bedrooms (1 En-Suite)
- Family Bathroom
- Detached Double Garage
- Oil Fired Central Heating
- Gated Entrance with Large Gravelled Driveway and Parking Area
- Large Front Garden with Decking Area
- Courtyard Style Rear Garden

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Behind the gated entrance and traditional Manx stone wall is a gravel driveway providing access to the detached double garage and offering ample parking. The secluded garden is laid to lawn with a generous decking area which can be accessed from the living room. To the rear of the property is an easy to maintain walled courtyard garden.



DIRECTIONS TO PROPERTY From Market Square in Castletown proceed towards the quay. Cross over the bridge and turn right into Bridge Road. Follow the road round and turn right into College Green where Derby House will be found on the left hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH Composite front door and side panels create a light and airy entrance. Attractive laminate wood flooring continues throughout the ground floor.



CLOAKROOM White suite comprising WC and wall mounted wash hand basin with mirror, light and glass shelf above. Built-in full height storage cupboard and matching wall mounted cupboard.



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HALL Concrete staircase with painted steel balustrade lead to the first floor. Stable door leads to rear enclosed courtyard style garden. Telephone point.



UTILITY CUPBOARD Firebird oil fired central heating boiler with slatted shelving above. Plumbing for washing machine. Fitted shelving and coat hooks.

DINING KITCHEN (13'2" x 19'9" approx.) A spacious fitted kitchen with cream fronted cupboards and drawers with hardwood worktop incorporating a single stainless steel sink and drainer and attractive tiled splashback. Appliances include Bosch integrated dishwasher and Whirlpool under counter fridge. Space for large range style gas cooker and hob. Large windows provide lots of natural light with folding wooden blinds. Breakfast bar area with glass top. 11'10" high ceiling. Spotlights. Wood flooring. Dining area with additional large windows and folding wooden blinds. Two attractive modern wall lights. Double doors open to:-

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LIVING ROOM (16'7" x 19'9" approx.) 11'9" high ceiling with triple aspect windows and sliding patio doors create a light, airy and spacious formal reception room. Fitted blinds. Spotlights. Attractive modern wall lights. TV, satellite and telephone point. Sliding patio doors open to the private walled front garden and decking area.



FIRST FLOOR

GALLERY LANDING Large double glazed window providing rear aspect views. Spotlights.

MASTER BEDROOM (13'8" x 15'0" approx.) Dual aspect windows providing sea views to Langness light house and Scarlett Point. TV and telephone point. High ceiling with spotlights.

EN-SUITE A spacious four piece suite comprising walk-in shower cubicle with tiled surround and glass screen, jacuzzi bath, WC and pedestal wash hand basin with mirrored wall mounted storage cupboard above. Chrome heated ladder towel rail. Part-tiled walls. Large window providing views to Scarlett Point. Spotlights.



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BEDROOM 2 (9'3" x 16'4" approx.) A spacious second bedroom with mezzanine level which is accessed via a ladder, ideal for children. Built-in wardrobe and drawers to one wall. Spotlights. TV point. Large glazed window.



BEDROOM 3 (6'6" x 11'1" approx.) Fitted storage shelving and hanging space to one wall. TV and telephone point. Spotlights. Window providing views over garden with partial sea views beyond.



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BATHROOM Four piece suite comprising corner bath with mixer taps and shower attachments, WC, large walk-in shower cubicle with tiled surround and glass screen and sliding doors and wash hand basin with shelving below and large illuminated vanity mirror above. Attractive part tiled walls. Twin heated towel rails. Spotlights. Extractor fan. Shaver point.



OUTSIDE

DOUBLE GARAGE (18'3" x 18'3" approx.) Power and light. Electric up and over door. Fitted shelving.

SERVICES

All mains services are installed.

Oil fired central heating.

Wood double glazing.

ASSESSMENT

Rateable value £TBC

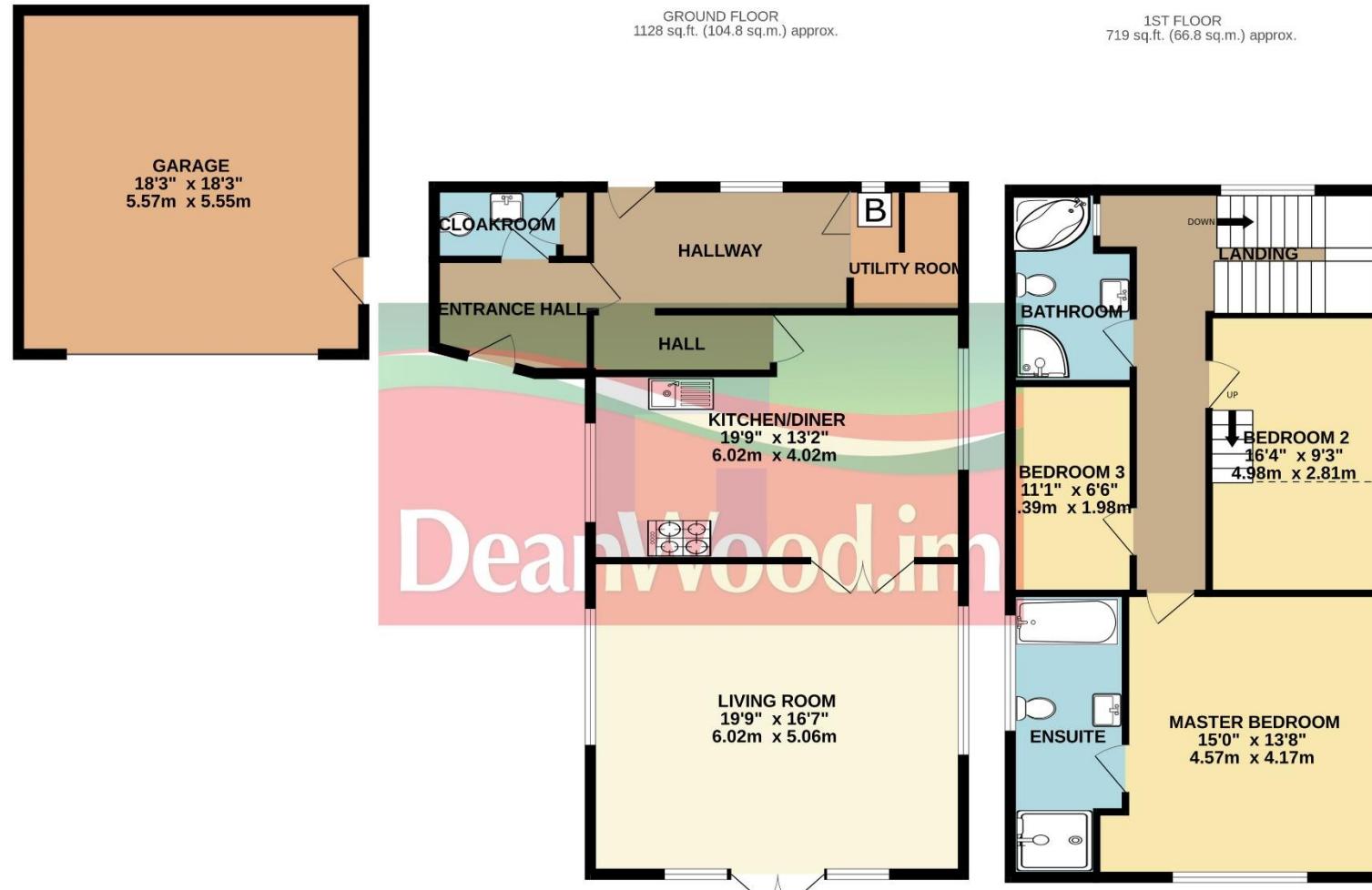
Approx Rates payable £TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Not to scale-for identification purposes only
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