

# Emscote, Highfield Drive, Baldrine

Ref No DDP05572



**PRICE £575,000**

## DOUGLAS

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- An Impressive Chalet Style Bungalow
- Presented to an Exceptional Standard Throughout
- Situated in the Quiet Hamlet of Baldrine Enjoying Distant Sea Views to Front & Rear
- Offering Flexible and Spacious Accommodation
- 3 Reception Rooms
- Quality Fitted Kitchen
- Snug
- Master Bedroom with En-Suite Bathroom
- 3 Further Bedrooms
- Family Shower Room
- Attractive Block Paved Driveway
- Well Tended Rear Garden with Countryside Views to Snaefell
- Large Summer House
- uPVC Double Glazing
- Oil Fired Central Heating

- Viewings Highly Recommended

To the front of the property is a block paved driveway providing off-road parking. Gentle steps lead to the front lawn area with well tended flowerbeds. An elevated sun terrace is accessed via the conservatory with attractive wrought iron railings. The paved pathway leads to the front door and access to the rear garden. At the rear is a large lawned garden and terrace area with flowers, shrubs and hedging to boundaries. At the top of the garden is an elevated summer house enjoying distant sea views to the front and countryside views to Snaefell to the rear. There is outside lighting and power and a large timber shed to the side. A concealed oil tank and outside boiler can be found.





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The price is to include fitted floor coverings.

### **DIRECTIONS TO PROPERTY:**

Travelling from Onchan into Baldrine, after the Baldrine Methodist Hall turn left into Baldrine Road. Proceed up the road and take the second right into Highfield Drive. Follow the road round and just where it begins to rise, Emscote will be found on the right hand side. On leaving, Highfield Drive loops back onto Baldrine Road.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE PORCH** (9'3" x 9'3" L-shaped) Tiled flooring. Half-tiled walls. uPVC window and door.

**HALLWAY** (25'1" x 4'3" approx.) Attractive wood flooring. Telephone point. Twin wall lights.

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**LOUNGE** (14'9" x 11'4" approx.) Multi-fuel burner set on a stone hearth and attractive stone mantel above. TV and satellite points. Twin wall lights. Decorative ceiling rose. Opening to:-



**CONSERVATORY** (11'2" x 10'6" approx.) A lovely reception room enjoying distant sea views. Fitted electric blinds. Laminate wood flooring. Double

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doors to sun terrace.



**DINING ROOM** (12'3" x 11'4" approx.) Open staircase to first floor. Attractive oak floor. Double doors to sun terrace. Twin wall lights and matching ceiling light.



**KITCHEN** (12'0" x 10'0" approx.) A modern fitted kitchen finished in white high gloss fronted cupboards and drawers with a contrasting black granite worktop incorporating a 1½ bowl stainless steel sink and drainer with mixer tap and attractive tiled splashbacks. Appliances include Rangemaster 5



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ring gas hob with contemporary extractor hood above, Bosch double oven and grill and microwave oven above, Smeg dishwasher, integrated fridge freezer. Large uPVC window overlooking a well tended rear garden. Recessed lighting with contrasting LED up-lighting and countertop lighting. Tiled flooring with floor level lighting. Contemporary radiator.



**UTILITY ROOM** (4'2" x 5'1" approx.) Plumbing for washing machine and space for tumble dryer. Part-tiled walls and flooring. High level fuse board.

**BEDROOM 1** (10'9" x 11'3" approx.) A lovely master bedroom with large picture window providing front aspect views over landscaped garden and sun terrace and distant sea views beyond. Alcove for a dressing table and chair. Built-in double wardrobe with hanging and shelving. Recessed lighting. Wall light and matching ceiling light.



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**EN-SUITE** (7'7" x 5'6" approx.) Three piece suite comprising a white bath with shower over, tiled surround and glass shower screen, pedestal wash hand basin with illuminated mirror above and WC. Floor level lighting. Attractive tiled walls and floor. Downlights. Heated towel rail. Window with opaque glass.



**FAMILY SHOWER ROOM** (9'3" x 9'3" approx.) A fabulous family bathroom with modern contrasting black and white walls tiles with large walk-in shower with large rain head and body shower attachments and body jets. Wall mounted wash hand basin with vanity storage drawer and mirror above. Modern radiator with illuminated mirror above. Twin uPVC windows. Contemporary LED lighting. Extractor fan. Chrome fittings. LED floor level lighting. Alcove lighting. Attractive black tiled flooring.





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**INNER HALLWAY/SNUG** (18'0" x 10'8" approx.) Double doors to snug area. Oak flooring. uPVC window providing distant sea views. TV point. Blackout blinds. High level cupboard housing electric consumer unit. Opening to:-

**INNER HALL** (9'9" x 7'1" approx.) Oak flooring. Sliding patio doors to terrace and rear garden.



**BEDROOM 2** (12'6" x 9'0" approx.) Light and airy bedroom with sliding patio doors and large uPVC window enjoying rear aspect over garden and terrace. Recessed downlights. Twin wall lights and bedside reading light.



**EN-SUITE** (9'0" x 3'3" approx.) Enclosed shower cubicle with power shower, tiled surround and glass door and screen, pedestal wash hand basin and

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WC. Heated towel rail. Tiled flooring and walls. Downlights. Extractor fan.

**BEDROOM 3** (8'8" x 10'5" approx.) Picture window providing distant sea views. Telephone point. Wall lights and spotlights. Side window.



**BEDROOM 4** (26'3" x 9'4" approx.) Large Velux window providing magnificent views over rolling countryside to Snaefell and additional Velux window to the front. TV and telephone point. Recessed lighting. Eaves storage to both sides. Home office area.



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**SERVICES**

All mains services are installed.

Oil fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £TBC

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

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

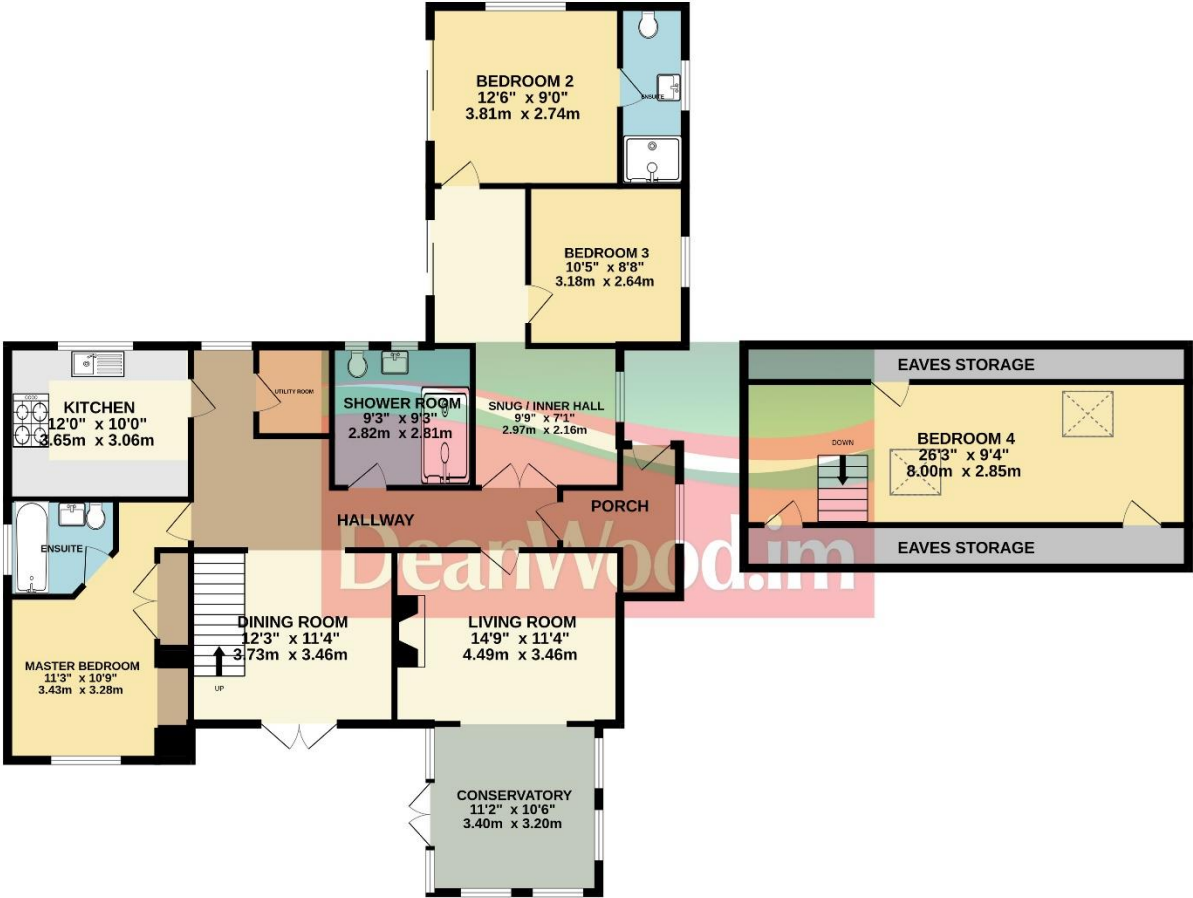
**For further details and arrangements to view, please contact the Agents.**



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GROUND FLOOR  
1531 sq.ft. (142.2 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1954 sq.ft. (181.6 sq.m.) approx.

Not to scale for identification purposes only  
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