

4 Kitterland Lane, Ballakilley, Port Erin

Ref No DCP01176



PRICE £525,000

DOUGLAS

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CASTLETOWN

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- Immaculate Detached 4 Bedroom Extended Maple House
- Popular Residential Estate Constructed Circa 8 Years Ago
- Bright and Airy Living Room
- Ultra Modern Kitchen/Dining Area with Open Plan Sun Room Extension
- Utility Room and Media Room with Garage Storage
- 4 Bedrooms
- Contemporary Downstairs Cloakroom, Family Bathroom & Matching Master En-Suite
- Off-Road Parking for 3 Vehicles on Block Paved Driveway
- Pleasant Outlook to Front
- South Westerly Facing Rear Garden with Patio Area
- uPVC Double Glazing and Oil Fired Central Heating

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To the front of the property is a block paved driveway providing parking for three vehicles. Side access to the rear. At the rear is an enclosed garden with fencing to boundaries. Mainly laid to lawn with a paved patio area.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY: Approaching Port Erin from Gansey turn right onto Castletown Road and turn right at the Four Roads roundabout onto Church Road. Take the first road on the left into Ballakilly Road. At the roundabout turn left and then first right into Kitterland Lane where No. 4 will be found on the left hand side.

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In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Covered entrance with part-glazed door.



ENTRANCE HALLWAY Ceramic tiled floor. Staircase leading to first floor.



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CLOAKROOM (5'9" x 4'0" approx.) Wall mounted wash hand basin and WC with concealed cistern. Extractor fan.



LIVING ROOM (14'7" x 13'5" approx.) Bright and airy room with large front window. Ceiling mounted surround sound system. Glass double doors to:-



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OPEN PLAN KITCHEN/DINING ROOM (25'10" x 9'7" approx.) Excellent range of ultra-modern wall and base units with contrasting white marble effect worktops incorporating stainless steel sink unit, electric oven, ceramic hob, extractor hood, integral dishwasher, integral fridge/freezer, downlighters, ceramic tiled floor. Door to utility room. Opening to:-



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SUN ROOM (12'4" x 12'1" approx.) Bi-fold doors to decking area and south-west facing rear garden.



UTILITY ROOM (8'6" x 5'9" approx.) Fitted with a good range of wall and base units with contrasting worktops incorporating stainless steel sink unit, dryer. Door to garden. Door to:-

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MEDIA ROOM (12'7" x 8'6" approx.) Apportioned from the integral garage for this current use. Currently being used as a cinema room with feature electric fireplace and a feature ceiling light with star effect.



FIRST FLOOR

LANDING Built-in airing cupboard housing pressurised water cylinder. Access to loft via ladder.



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BEDROOM 1 (11'8" x 9'6" approx.) Fitted mirrored wardrobes. Front aspect enjoying lovely outlook over open green area.

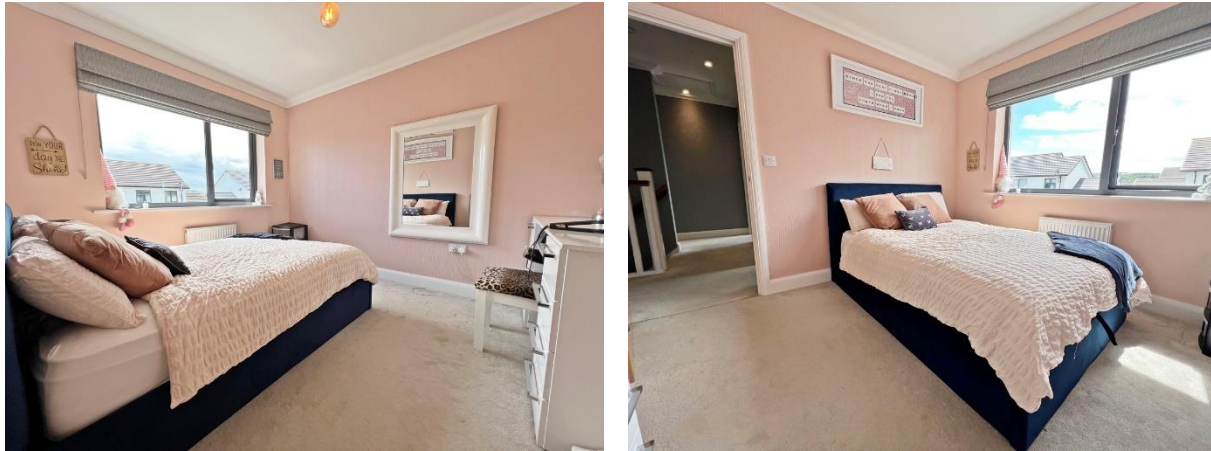


EN-SUITE SHOWER ROOM (7'0" x 6'4" approx.) Shower, wall mounted wash hand basin and WC with concealed cistern. Chrome ladder style towel rail. Extractor fan.



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BEDROOM 2 (10'8" x 9'6" approx.) Front aspect. Fitted mirrored wardrobes.



BEDROOM 3 (12'9" x 8'7" approx.) Rear aspect.



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BEDROOM 4 (9'3" x 8'7" approx.) Rear aspect.



BATHROOM (7'0" x 6'6" approx.) Quality fitted suite comprising bath with shower over, WC and wash hand basin. Extractor fan. Tiled floor and part-tiled walls.



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GARAGE Up and over door. Oil fired central heating boiler. Light and power. Ideal for motorbike or pedal bike storage.

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).

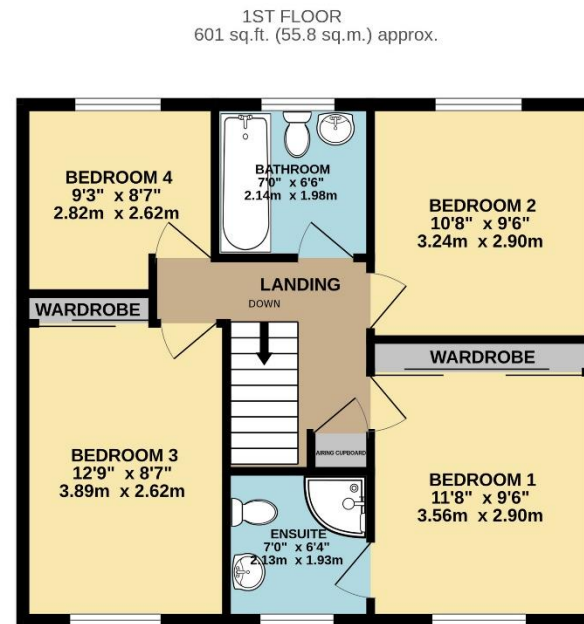
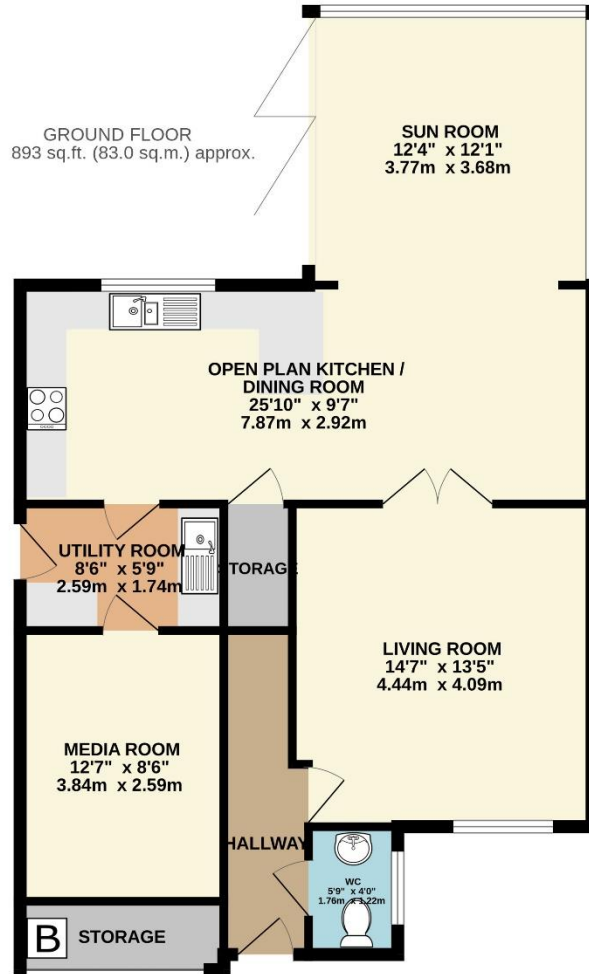
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Not to scale for identification purposes only
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