

# 8 Knock Rushen, Castletown

Ref No DCP01179



**PRICE £650,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

**01624 620606**

**[info@deanwood.co.im](mailto:info@deanwood.co.im)**

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

**01624 825995**

**[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)**

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

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**DeanWood.im**

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- A Beautiful End Terrace Town House in a Popular Residential Setting
- Extended at the Rear to Provide Excellent Family Accommodation
- Delightful Distant Sea Views & Countryside
- 2,500sq ft (gross internal inc. detached garage) of Luxury Family Accommodation Arranged Over 3 Floors
- Living Room with Feature Bay Window
- Ground Floor Cloakroom
- Modern & Contemporary Open Plan Dining Kitchen
- Utility Room with Additional Storage Cupboards
- Extension off Kitchen with 2 Large Reception Rooms Opening Out to the Garden
- Master Bedroom Suite with Luxury Shower Room
- 4 Further Bedrooms
- Modern Family Bathroom
- Detached Double Garage with Generous Private Parking to the Rear
- Easy to Maintain Front, Side and Rear Courtyard Gardens
- Viewings Highly Recommended to Appreciate this Beautiful Spacious Family Home
- Within Easy Walking Distance of all the Town's Amenities

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To the rear of the property are two allocated parking spaces and access to the double garage. Pavioured rear garden for ease of maintenance. Walls/fencing to boundaries with access gate.





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The price is to include fitted floor coverings, light fittings and blinds

**DIRECTIONS TO PROPERTY:** From Market Square, proceed onto Queens Street and bear right onto Farrants Way. Take the next available left into Scarlett Road and continue to the end of the road where the entrance to the Knock Rushen development can be found. Proceed along keeping right where No. 8 will be found on the left hand side.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE PORCH** Open storm porch with steps leading up to entrance door.

### **ENTRANCE HALL**



**CLOAKROOM** (5'7" x 2'10" approx.) WC and wash hand basin.

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**LIVING ROOM** (15'8" x 14'0" approx.) Feature bay window with front aspect. Fully glazed opening to:-



**DINING KITCHEN** (24'0" x 11'0" approx.) Space for large dining table. Doors opening to Family Room. Shaker style kitchen with wall and base units with contrasting worktops incorporating a 1½ bowl stainless steel sink and drainer. Integrated dishwasher. Return with ceramic hob with extractor over and breakfast bar. Tall units housing pantry cupboards, fridge freezer and double oven and grill.



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**UTILITY ROOM** (6'2" x 5'7" approx.) Base unit with worktop incorporating a 1½ bowl stainless steel sink and drainer. Door to airing cupboard housing the Megaflo pressurised water cylinder.





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**FAMILY ROOM** (21'8" x 18'5" approx.) Generous sized room with French doors to rear garden. Door to:-



**MEDIA ROOM** (21'8" x 18'5" approx.) French doors to rear garden.



**FIRST FLOOR**

**LANDING** Airing cupboard.



**BATHROOM** (8'2" x 5'7" approx.) Fully tiled bathroom comprising bath with shower and glass folding screen, wall mounted vanity wash hand basin and wall mounted WC with concealed cistern. Wall mounted mirror and display shelf. Ladder style towel radiator.





**BEDROOM 2** (15'8" x 13'5" approx.) Good size bedroom with bay window with front aspect.



**BEDROOM 3** (11'7" x 11'2" approx.) Rear aspect double bedroom.



**BEDROOM 4** (8'11" x 8'2" approx.) With rear aspect.

**SECOND FLOOR**

**BEDROOM 1** (18'0" x 16'4" approx.) Dual aspect master bedroom.



**EN-SUITE** (8'2" x 7'7" approx.) Walk-in shower with ladder style radiator. Wall hung vanity wash hand basin and WC. Door to storage cupboard.



**BEDROOM 5/STUDY** (8'2" x 7'8" approx.) Velux window.

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**SERVICES**

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £224

Approx Rates payable £2,191.34 (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 : 2567 sq.ft. (238.5 sq.m.) approx.

Not to scale-for identification purposes only  
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