

# Seascapes, Upper Cronk Orry, Ramsey Road, Laxey

Ref No DDP05421



**PRICE £795,000**

## DOUGLAS

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DOUGLAS  
ISLE OF MAN IM1 2LF

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## CASTLETOWN

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## RAMSEY

LEZAYRE HOUSE  
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- Luxuriously Appointed Detached Bungalow with Magnificent Views
- Impeccably Maintained & Presented
- 2 Spacious Principal Reception Rooms
- Study
- Well Appointed Dining Kitchen with Sitting Area Off
- Utility Room
- Cloakroom
- Master Bedroom with En-Suite Dressing Room & Luxury En-Suite Bathroom
- 2 Further En-Suite Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Integrated Double Garage
- Stunning Coastal, Hill & Sea Views
- Internal Inspection Strongly Recommended

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To the front of the property is an expansive paved area providing parking for 5 cars. Access to double garage. Attractive mature shrubs to boundaries. Steps leading up to entrance and elevated patio balcony providing stunning views over Laxey Bay. Enclosed paved rear garden with trees, hedges and shrubs to boundaries. Outside tap.



The price is to include fitted floor coverings.

### **DIRECTIONS TO PROPERTY:**

Travelling north, proceed through Laxey village and continue on the A2 towards Ramsey. After passing the crossroads between Minorca Hill and Ballaragh Road, take the second opening on the right into Upper Cronk Orry. Follow the road round and Seascapes will be found on the left hand side.

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In greater detail the accommodation comprises:

**GROUND FLOOR**

**ENTRANCE PORCH** (12'6" x 7'7" approx.) uPVC half glazed door with matching half glazed panels to sides. Stairs down to integral garage.



**RECEPTION HALL** (29'2" x 13'4" approx.) Sliding doors opening to rear patio.



**CLOAKROOM** Wash hand basin and WC.

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**DINING KITCHEN WITH OPEN PLAN LIVING ROOM** (35'7" x 15'6" approx.) Large open plan living space with kitchen offering generous storage in matching wall and base units complemented by a combination of grey and black work surfaces. 4 ring induction hob with extractor over. 1½ bowl sink with mixer tap and drainer. Integrated oven and microwave. Integrated under-counter fridge. Amtico flooring. Sliding doors to rear patio. Dining area open to living room enjoying delightful views.



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**UTILITY ROOM** (10'8" x 7'1" approx.) Fitted wall and base units with worktop incorporating a stainless steel sink and drainer. Plumbed for washing machine and tumble dryer. Space for fridge and freezer. Door to **BOILER ROOM** (7'1" x 4'10" approx.) 2 wall mounted gas fired central heating boilers. Megafluo pressurised hot water cylinder.



**LOUNGE** (30'4" x 15'6" approx.) Attractive living flame gas fire inset. Generous reception room benefitting from French doors opening out onto the balcony enjoying coastal and hill views. Decorative arch to **DINING ROOM** (13'5" x 11'8" approx.) with sliding patio doors also leading to balcony.



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**MASTER BEDROOM SUITE** (15'5" x 15'1" approx.) Spacious bedroom with dual aspect windows. Fitted drawer units with dressing table. Door to **DRESSING ROOM** (9'2" x 7'1" approx.) With fitted wardrobes providing ample hanging and shelving space. Door to **EN-SUITE** (9'5" x 7'3" approx.) Four piece suite comprising corner shower cubicle, vanity wash hand basin, hexagon shaped panelled bath and WC. Heated towel rail.





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**BEDROOM 3** (18'7" x 11'2" approx.) Double bedroom with fitted wardrobes, dressing table and bedside lockers. Aspect to the rear.  
Door to **EN-SUITE** (13'9" x 4'0" approx.) Shower cubicle, vanity wash hand basin and WC.



**STUDY** (19'4" x 12'3" approx.) Aspect to the rear.

**BEDROOM 2** (17'0" x 16'1" approx.) Good size double bedroom with built-in wardrobes and bedside drawer units. Window overlooking rear patio.  
Door to **EN-SUITE** (7'8" x 7'8" approx.) Three piece suite with panelled bath, vanity wash hand basin and WC. Feature decorative tray ceiling.



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### **LOWER GROUND FLOOR**

**INTEGRAL DOUBLE GARAGE** (24'2" x 19'7" approx.) Electric up and over door. Good range of storage cupboards. Water installed.



### **SERVICES**

All mains services are installed.

Gas 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.**

