

5 Ballacriy Park, Colby

Ref No DCP01222



PRICE £385,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

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- Spacious True Bungalow
- Conservatory
- Family Room Opening to Generous Living/Dining Room
- Good Size Fitted Kitchen
- 4 Bedrooms (1 En-Suite Shower Room)
- Family Bathroom
- Off Road Parking to the Front and Rear
- Attached Single Garage

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DIRECTIONS TO PROPERTY: Travelling south out of Castletown along the bypass, turn right at Ballakaighen Corner to take the inland road through Ballabeg. Proceed through Ballabeg village and into Colby. After the Colby Glen pub and Spar shop turn right into Ballacriy Park. Follow the road to the right and No. 5 will be found on the right hand side.



This spacious detached true bungalow occupies a coveted corner plot within a tranquil cul-de-sac, offering a serene lifestyle while being conveniently close to essential amenities. Nestled amidst a generous corner plot, this property boasts a serene ambiance with easy access to local conveniences such as a bus stop, shop, and a welcoming local public house.

Entering through the large entrance conservatory, you're greeted by a sense of space and light, leading seamlessly into a spacious reception hall. This versatile space offers the potential for family gatherings or intimate dining experiences. Beyond lies the heart of the home – a generously proportioned lounge/dining room, ideal for entertaining or unwinding in comfort.

The modern, fully fitted kitchen, complete with AEG electric double oven and induction hob, is a chef's delight, with access to a convenient boiler room. The property features four well-appointed bedrooms, each benefiting from fitted wardrobes, providing ample storage space. The main bedroom boasts the luxury of an en-suite shower room, enhancing privacy and convenience.

Externally, the property presents a charming low-maintenance paved front garden, adorned with a thriving vegetable patch and an assortment of fruit trees, including pear, apple, and plum. The rear of the property offers ample off-road parking for up to four cars, alongside an attached single garage and a sizeable storage shed, perfect for housing outdoor essentials.

Boasting oil-fired central heating and uPVC double glazing throughout, this property offers comfort and efficiency all year round. With the added benefit of no onward chain, this is a rare opportunity to acquire a spacious family home in a highly sought-after location, combining modern convenience with tranquil living.

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GROUND FLOOR

CONSERVATORY ENTRANCE (15'0" x 11'9" approx.)



HALLWAY



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FAMILY ROOM (13'6" x 11'2" approx.)**LOUNGE/DINING ROOM** (22'2" x 13'11" approx.)

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KITCHEN (15'0" x 11'0" approx.)



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BATHROOM (6'11" x 5'6" approx.)



BEDROOM 1 (11'0" x 10'0" approx.) and **EN-SUITE** (6'11" x 5'6" approx.)



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BEDROOM 2 (13'0" x 10'0" approx.)



BEDROOM 3 (10'0" x 8'0" approx.)



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BEDROOM 4 (10'0" x 8'0" approx.)



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).

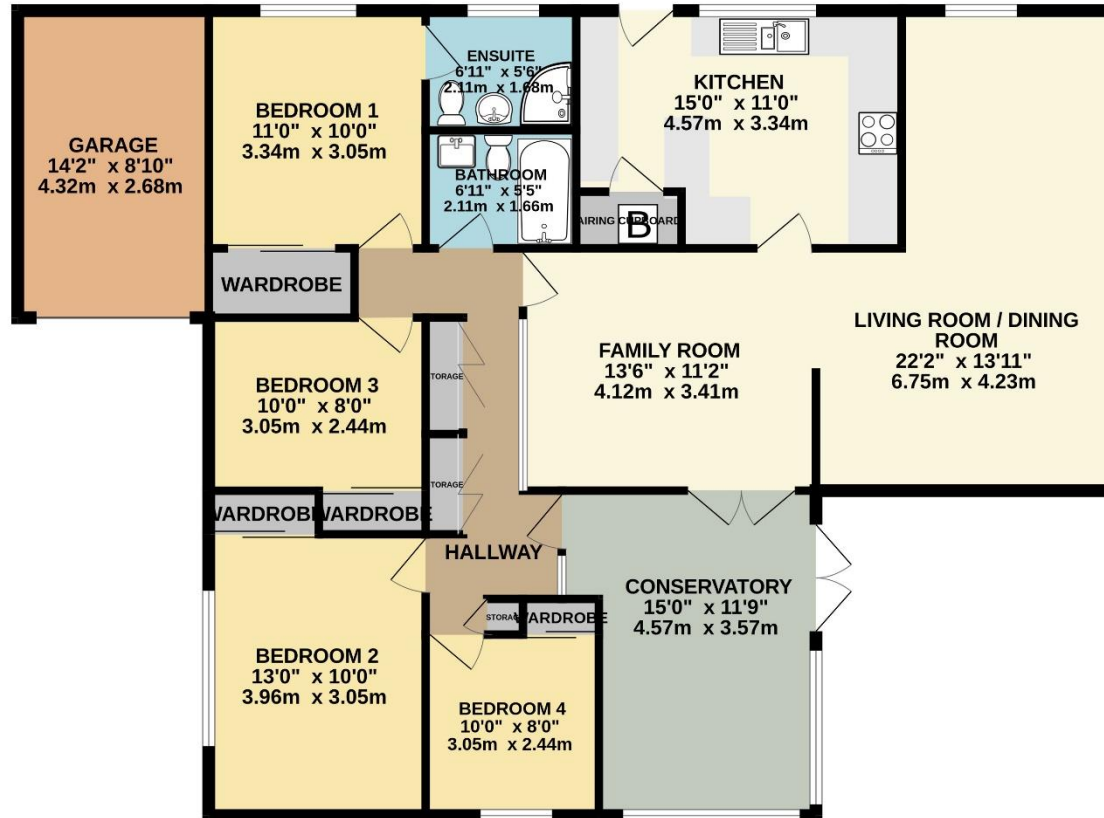
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

GROUND FLOOR
1472 sq.ft. (136.8 sq.m.) approx.



TOTAL FLOOR AREA: 1472 sq.ft. (136.8 sq.m.) approx.
Not to scale for identification purposes only
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