



# GUM TREE COTTAGE

GLEN ROAD, LAXEY



# GUM TREE COTTAGE

Black Grace Cowley are delighted to offer to the market Gum Tree Cottage in Laxey, this extended semi detached home is situated within a secluded spot with it's own private driveway giving access to a hard standing parking area for 3+ vehicles and gated pedestrian access leading to the rear of the property.

Upon entering the grounds of Gum Tree Cottage from the driveway leading up to the parking area there are steps down to the large entrance reception porch. From the porch there is a door into the dual aspect lounge diner with a feature log burner and a set of double doors leading out onto the property's gardens.

Off the lounge diner is a door into Bedroom 3 (currently used as a craft room/study), then a square archway leading from the lounge diner to the kitchen breakfast room, which has ample space for a good sized dining table and chairs, with a range of base and wall units, fitted storage, dual aspect windows with views over the front and back of the property.

Off the kitchen breakfast room there is a carpeted staircase leading up to the first floor and also a door leading into the rear porch which gives access out to the surrounding gardens and summer house.



















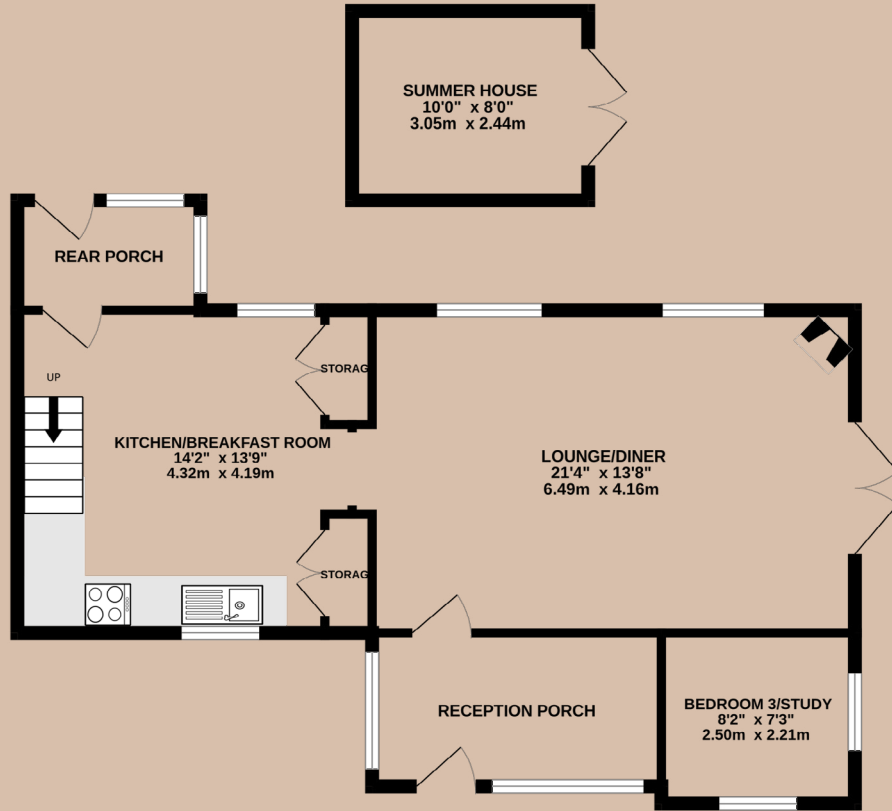




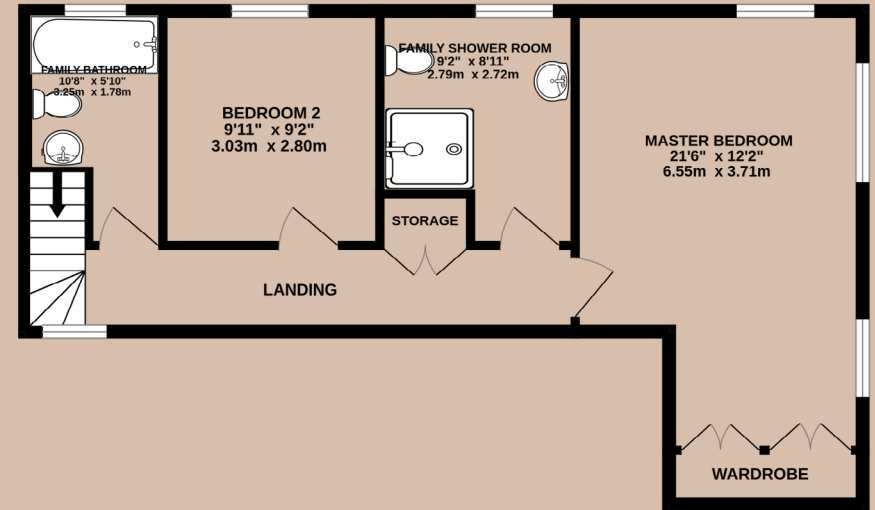




**GROUND FLOOR**  
736 sq.ft. (68.4 sq.m.) approx.



**1ST FLOOR**  
542 sq.ft. (50.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**TO ARRANGE A VIEWING:**

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