



ASKING PRICE

£545,000



THE DETAILS



4



2



2



5 River Meadows

Castletown

£545,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD









5 The River Meadows, Castletown



THE DESCRIPTION

- Stunning detached newly constructed executive home
- Located in The Meadows development in Castletown
- Large Lounge, spacious L shaped Kitchen Diner
- Open plan Sun Room, Utility Room and W.C.
- 4 good sized double Bedrooms and Study
- En Suite and Family Bathroom
- Integral Garage and block paved driveway
- Generous sized rear garden and paved patio
- Gas fired central heating and fully double glazed
- Solar Panel heating system

THE PROPERTY

Black Grace Cowley are delighted to offer, 5 River Meadows in the Meadows development in Castletown. This newly constructed property, yet to be lived in, offers a fantastic opportunity to purchase a, turnkey walk in newly built home. The property itself is an attractive double fronted executive home, with block paved off street parking to the front and a small lawn garden with a footpath leading up to the entrance. The front of the property has a pistachio colour cladding, giving it an attractive contemporary look. Upon entering the property there's a large inner porch area which has a downstairs WC, then a door into the entrance lobby which has carpeted stairs up to the 1st floor.

Off the entrance, lobby, there is a door into the living room, a spacious dual aspect lounge with double glazed windows to two walls. From the lounge, there's a set of double doors that lead into the signature room. The signature room is an extremely spacious, modern contemporary kitchen diner with an opening to an open plan, fully pitched roof sunroom to the rear. The sunroom is triple aspect offering plenty of south facing natural light, a set of sliding doors giving access out to the garden. The Kitchen is fitted with a range of concrete effect, contemporary wall and base units with matching laminate worktops, and upstands. Integrated appliances include fridge freezer, microwave, cooker, induction hob and dishwasher. From the kitchen area is a door into the utility which has matching units to the kitchen, with space and plumbing for both washing machine and tumble dryer, door giving access out to the side garden. Off the utility room, is a door into the integral garage, which houses the gas central heating boiler, the pressurized hot water cylinder, and has an electric roller door to the front for vehicle access.



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Take the stairs to the first floor with spacious landing, due to the double fronted nature of the property, the staircase comes up into the middle of the landing with rooms off. The master bedroom situated to the front of the house, is a spacious double bedroom with, an en suite shower room which consists of fully tiled walls, a large walk in wet room style shower cubicle, wash hand basin, and WC. Bedroom 2 is also situated to the front of the property, another large double bedroom with a view through to Poulson Park. Bedrooms 3 & 4 are situated to the rear of the house. Again, both generous sized double bedrooms with double glazed windows looking onto the property's rear garden. In addition to the 4 double bedrooms, there's a 5th room, which has been set up perfectly for a study, has a double glazed window, offering natural light and plenty of plug sockets for a home office. Lastly, off the landing is the family bathroom, generous in size with fully tiled walls and floor. fitted with a double ended modern bath with tiled surround, a walk in shower cubicle, wash hand basin with vanity unit, illuminated mirror above and WC.

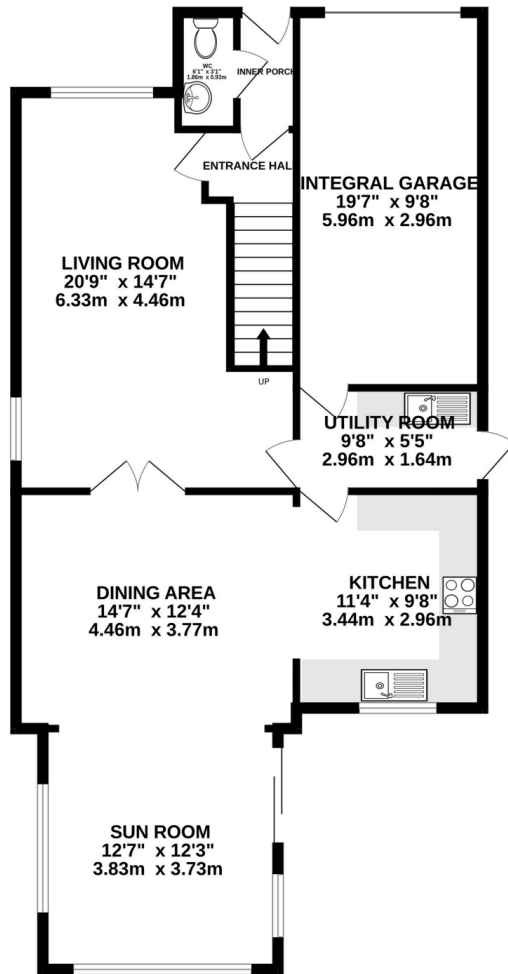
To the rear of the property is a spacious south facing garden and directly off the sunroom is a large patio area, ideal for garden furniture and barbecue space then steps lead up to a raised, lawned area. The garden is timber fenced to all three sides and offers excellent privacy.

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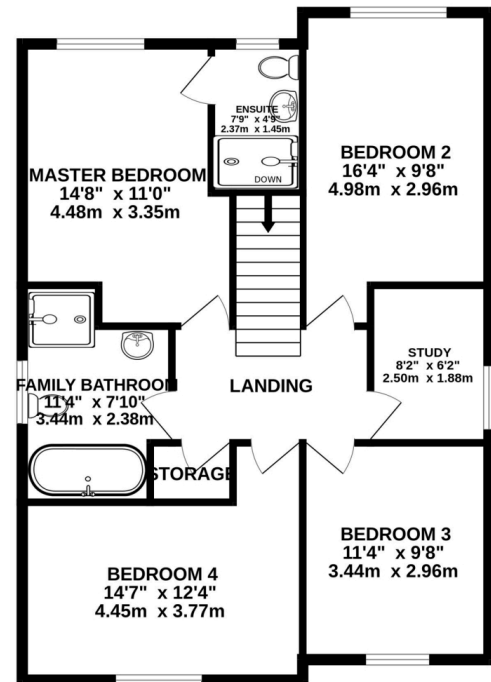
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FLOORPLAN

GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 1827 sq.ft. (169.7 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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