



ASKING PRICE

£499,950



THE DETAILS



4



3



2



1 Ballachrink

Colby

£499,950

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR
1 Ballachrink, Colby



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THE DESCRIPTION

- Deceptively spacious, modernised detached family home
- Quiet, semi-rural location with distant sea views
- Large lounge with French doors out onto a stunning outdoor entertainment area
- Open Plan Kitchen/Diner, Utility Room
- Master bedroom with En-suite shower room
- Two double bedrooms and large family bathroom
- Ground floor 'Annex', comprising bedroom, living and en-suite shower room.
- Superb outdoor entertainment space, large stone-flagged patio, and generous landscaped gardens with raised lawns
- Off-Road Parking for 2 to 3 Cars, Double Garage
- Garden Store and Ground Floor WC
- Close to Colby Glen, local convenience stores and Village Pub
- Viewings Highly Recommended

THE PROPERTY

Black Grace Cowley are delighted to offer 1 Ballachrink to the market. A deceptively spacious and modern family home in a quiet, semi-rural location with distant sea views. Situated close to Colby Glen, local convenience stores and Village Pub.

Offering spacious and adaptable accommodation comprising of a large Lounge with French doors out onto a stunning outdoor entertainment area. Open plan Dining Kitchen fitted with modern high gloss units with a contrasting island and integrated appliances. Utility Room with space and plumbing for a washing machine and tumble dryer with door leading out to the rear garden and a downstairs WC. Ground floor 'Annex', comprising of a bedroom, living and en-suite shower room. Situated on the first floor is a spacious Master Bedroom with en-suite shower room and a further two double bedrooms and a large family bathroom.

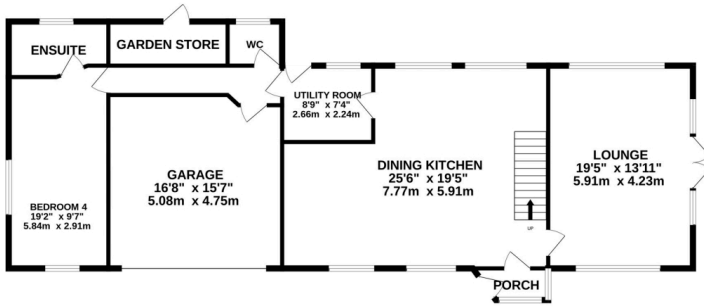
At the front of the property is a large driveway providing off road parking for 2-3 vehicles and access to the double garage. Lawned gardens to the front with mature shrubs and trees. At the rear is a superb outdoor entertainment space, large stone-flagged patio and generous landscaped gardens with raised lawns and a garden store.

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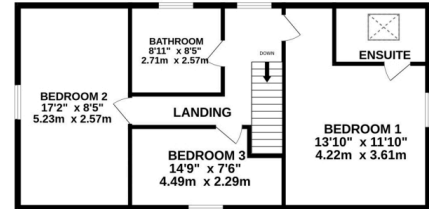
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FLOORPLAN

GROUND FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2163 sq.ft. (201.0 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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