



ASKING PRICE

£725,000



THE DETAILS



4



3



2



28 Groudle View

Onchan

£725,000

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

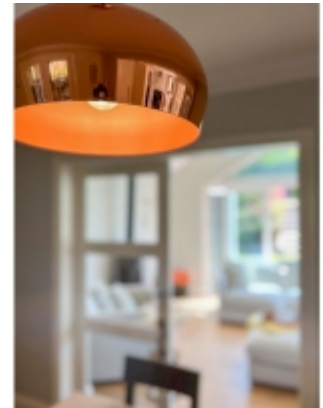
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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
28 Groudle View, Onchan



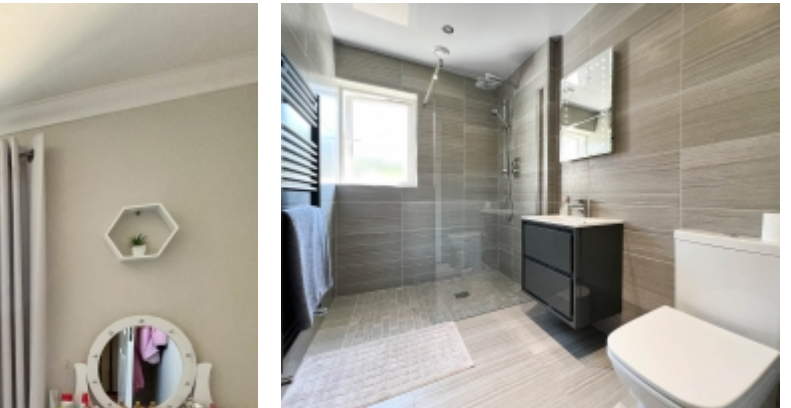
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THE DESCRIPTION

- Excellent, detached 4 double Bedroom family home situated towards the end of a quiet cul de sac
- Spectacular views across the hillside up towards Snaefell and the Creg Ny Baa
- West facing Lounge which takes in the views
- Large, modern open plan Kitchen Diner with 2 sets of double doors leading to the Family Room
- Feature Family Room at the rear of the property with log burner and bifold doors to the garden
- Master Bedroom with large En Suite Wet Room and Dressing Room
- 3 further double Bedrooms, En Suite and Family Bathroom
- Large, private rear garden over two tiers with lower paved patio and raised decked seating area
- Garden Pod/Home Office
- Integral Double Garage with two electric doors and off street parking for 3 vehicles
- uPVC double glazing throughout and gas fired central heating
- Planning Permission for loft conversion to provide Bedroom, Dressing Room, En Suite and Balcony
- Planning Permission for a balcony off the Living Room looking out to Snaefell

THE PROPERTY

Black Grace Cowley are delighted to offer a large family home in a private cul de sac position on Groudle View with spectacular uninterrupted views. Large Entrance Hall with built in storage, Feature Family Room which is a large single storey extension with a full pitched roof to the rear with bifold doors that bring the outside in and log burner for the winter months making it a cosy space.

Contemporary style Kitchen Diner with Corian worktops and high gloss white units, spacious Lounge situated at the front of the property, Utility with both internal and external access and large Storage Cupboard. Master Bedroom with walk in wet room style En Suite, his and hers sinks and Dressing Room. On the first floor are 3 further double Bedrooms, En Suite and Family Bathroom.

Two large lawned areas to the rear which is two tiered to make the most of the sun throughout the day, with large paved patio and sleeper steps to a decked seating/entertaining area, mature shrub borders and established mature hedging to three borders offering total privacy. Within walking distance of Onchan village, local amenities and Ashley Hill School. Right on the doorstep of the property are walkways that lead down through Groudle Glen to the beach.



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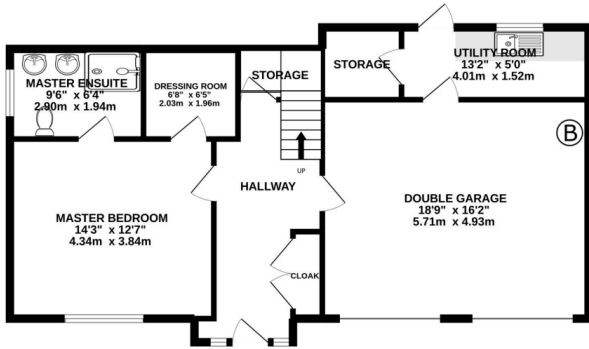
Planning Permission for a lo conversion to provide a Bedroom, Dressing Room, En Suite and Balcony. As well as Planning Permission for a balcony off the Living Room looking out to Snaefell.

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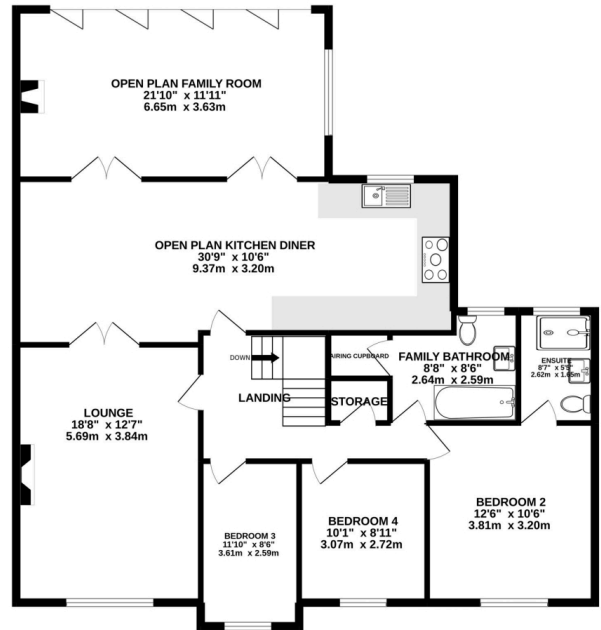
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FLOORPLAN

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
1389 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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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