



1 SUNNYBANK

WEST BALDWIN, IM4 5HD

£975,000
FREEHOLD

Recently constructed detached executive property located in the sought after village of West Baldwin offering semi rural living, yet providing all of the benefits of a contemporary family property.

Sunnybank is set over three floors, offering 5 Double Bedrooms 4 Reception Rooms, Stunning Family Kitchen with bi-folds and Double Garage with off-road parking.



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1 SUNNYBANK

- 5 Bed Detached Prestigious Property • Former Show Home • Semi Rural Location, Yet Close to Douglas • Magnificent Family Kitchen with Bi-Folds • Four Generous Reception Rooms • 5 Double Bedrooms • Master with En Suite & Dressing Room Facilities • Two Family Bath/Shower Rooms • Double Garage & Off-Road Parking • Private Rear Patio & Stepped Landscaped Garden



Summary

Recently constructed circa 3,500 square foot detached executive property located in the sought after village of West Baldwin offering semi rural living, yet providing all of the benefits of a contemporary family property.

No 1 Sunnybank is the former show home of this prestigious development of country manor style properties in the picturesque and peaceful village of West Baldwin that is within a ten minute drive of Douglas and only a 25 minute drive to King Williams College and the airport.

Set over three floors of modern construction standards, this multi fronted property is accessed via a Porch with storage cupboard that leads to a welcoming Hallway housing a ground floor WC. Flanking the Hallway are two spacious Receptions Rooms set out as a Lounge and formal Dining Room. At the end of the Hallway double doors lead to a striking open plan Family Kitchen with separate area for soft seating and dining table. The German Kitchen incorporates a substantial middle Island as well as a generous range of integrated premium appliances offering a contemporary look and feel that is enhanced by a full wall of bi-fold doors opening out to a peaceful terrace and the landscaped rear garden beyond. A Utility Room completes the Ground Floor accommodation with a concealed cupboard hiding

away the pressurised water cylinder.

The First Floor includes a delightful Master Suite with spacious sleeping quarters and a door leading onto a purpose built and well equipped Dressing Room, which in turn leads to a modern En Suite four piece Bathroom. Two further Double Bedrooms are situated on the First Floor that share a Family Bathroom. A Study completes the first floor that could be used as a further Bedroom as required. The Top Floor is made up of two very generous Bedrooms that share a Shower Room.

Externally, to the front of the property is a low maintenance area that is substantially made up of decorative paviers. To the side includes off-road parking spaces in front of a Double Garage with electrically operated up and over doors, with a side door leading to the rear garden. The back of the property includes a functional block paved patio area which leads to a generous and landscaped stepped private garden with multiple tiers that has agricultural fields behind.

Additional Information

- Available to buy with Luxury Furnishings, subject to separate Negotiation
- Oil Fired Central Heating
- Worcester Condensing Boiler
- Pressurised Hot Water Cylinder

- Double Glazed Throughout
- Fibre Broadband Available
- No Onward Chain
- Marown Primary School 1.9 miles
- Ballakermeen High School 4.1 miles

Directions

Travelling West from the Quaterbridge towards Peel turn right at Braddan Bridge onto Braddan Road and continue straight through the traffic lights before taking the first turning at the roundabout by Nobles hospital until reaching the Strang Roundabout. Go straight over the roundabout on to Mount Rule Road and continue along taking the next right on to West Baldwin Road, continue along the road for about a mile, and just before entering the village, take a sharp left turn onto Ballalough, then immediately right into the grounds of the Sunnybank development. No 1 is the first property on the left hand side.

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ADDITIONAL INFORMATION

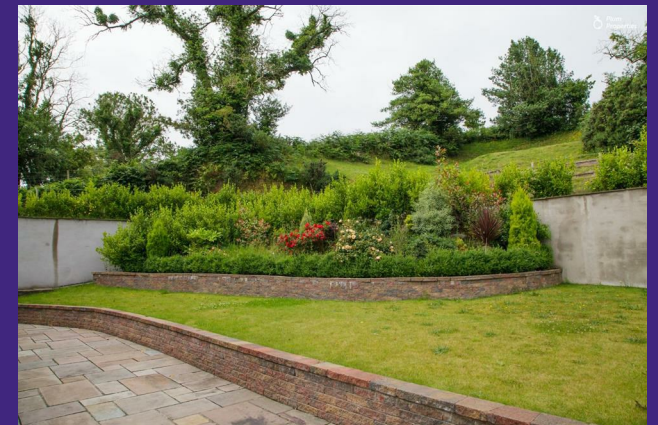
Local Authority –

Council Tax – Band Exempt

Viewings – By Appointment Only

Floor Area – 3411.00 sq ft

Tenure – Freehold



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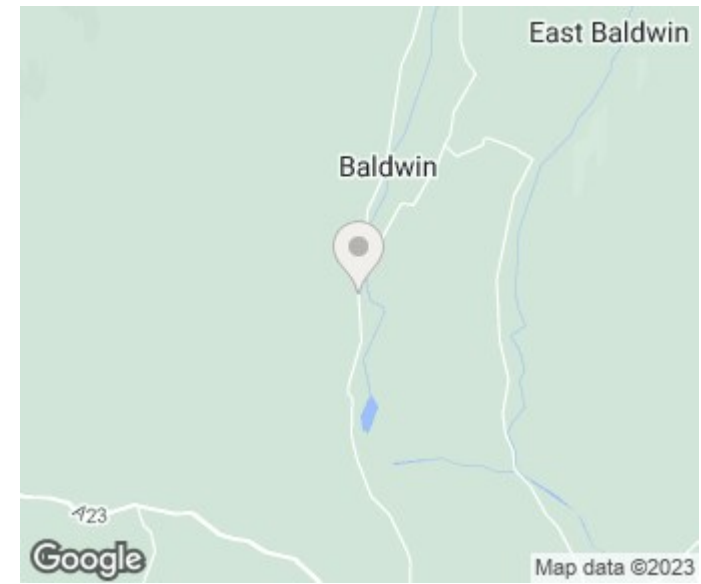
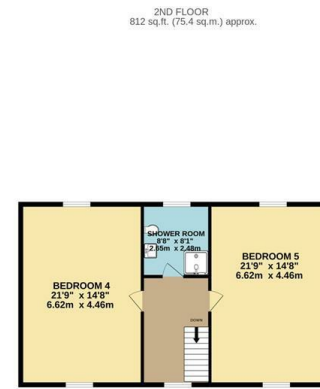
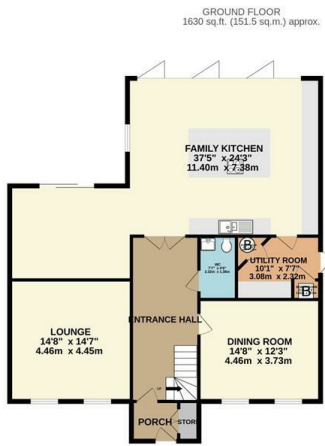
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TOTAL FLOOR AREA : 3411 sq.ft. (316.9 sq.m.) approx.

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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