



## 2 THE BRAMBLES CLAUGHBANE WALK RAMSEY, IM8 2JP

**£650,000**  
**FREEHOLD**

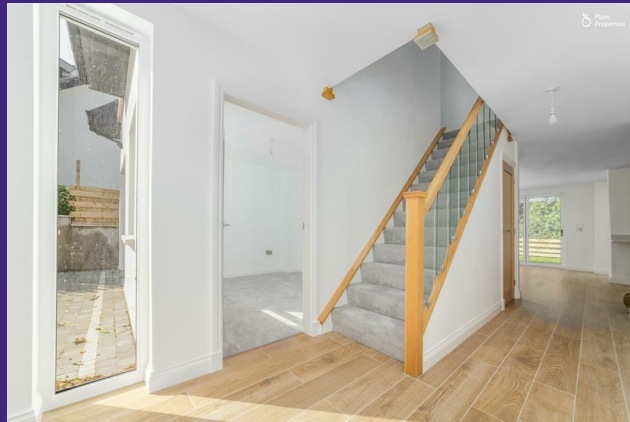
Beautifully designed new build property tucked away on the outskirts of Ramsey offering 4 En Suite Bedrooms, 2 with Dressing Rooms and an open plan contemporary Family Kitchen with bi folds to the rear garden. Single garage and large driveway providing generous off-road parking.

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T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)



- Beautifully Designed New Build Home • 4 En Suite Bedrooms • Two Dressing Rooms • Two Dressing Rooms • Spacious and Contemporary Family Kitchen with Bi Folds • Well Proportioned Lounge • Utility Room • Single Garage • Underfloor Heating on Ground Floor and Bathrooms • Driveway Offering Parking for Multiple Vehicles • 10 Year Warranty



## Summary

The Brambles is a striking architecturally designed new build four En Suite Bedroom property meeting the needs of modern day living with a spacious Family Kitchen at the heart of the house offering bi-fold doors leading out to the rear garden.

Tucked away in a private suburban setting on the south side of Ramsey, the Brambles is within easy reach of the town centre, local schools, beach and other amenities, yet also has the advantage of local walks on its doorstep and is also conveniently located close to the Mountain Road ensuring Douglas town centre is only a short 25 minute drive away.

Constructed to the highest standards, with energy efficiency at the forefront of the build, the Brambles is a highly insulated property, complete with oil fired underfloor heating on the ground floor and triple glazed windows throughout. The property also comes with a 10 year structural warranty offering prospective purchasers peace of mind.

The grounds are accessed by entering a large sloping driveway, conveniently offering parking for multiple vehicles. The property is entered through an attractive composite front door leading to an expansive Hallway benefitting from an under stairs WC. Off the Hallway is a generous Lounge that is light and bright. Opposite is a flexible space

presented as a ground floor En Suite Bedroom that could alternatively be repurposed as an additional reception room or that all important work from home space.

At the rear of the ground floor is a most impressive Family Kitchen. This expansive room is designed to be the hub of the house whereby the family can spend time together cooking, eating, relaxing and socialising, with the bi-fold doors can be opened to extend the room to the incorporate the rear garden. The Kitchen is of a contemporary design and packed with a NEFF appliances including integrated dishwasher, stacked inset electric oven and microwave and five ring induction hob which are complemented by a Beko American fridge freezer. The Kitchen units are contemporary and sleek with handleless doors and have a high gloss finish. A contrast quartz counter top in a marble effect also extends to provide a seamless splash back. Off the Kitchen is a convenient Utility Room plumbed for a washing machine and dryer and also provides access to the garden plus the integral garage.

The remaining En Suite Bedrooms are located on the upper floor, the Master of which runs the full width of the property providing an excellent space that includes an area designed to provide a private Lounge. This is further enhanced with the benefit of having its own Dressing Room as well as an En Suite

Bathroom complete with bath, separate shower cubicle, wash basin and WC. There are two double Bedrooms, both with En Suite Shower Rooms, with one of the Bedrooms also having the benefit of a Dressing Room. Each of the upper floor En Suites have electric underfloor heating, as well as the same contemporary look and feel with matching floor and wall tiles, sanitary, fixtures and fittings.

The developer is willing to reconfigure the layout of the property at no additional cost to create four Bedrooms on the upper floor, therefore either altering the property to five Bedrooms, or retaining four Bedrooms with an additional Reception Room.

Externally, the rear and side gardens, through a combination of fencing and mature shrubs and bushes provides privacy. They are substantially laid to lawn, enhanced by attractive patio tiles laid immediately around the property boundary at the rear. To the front, a single Garage has an electronically operated door, power and light and is also home to the Worcester oil boiler, pressurised water cylinder and electrics.

#### **Additional Information**

- Underfloor Heating on Ground Floor and Bathrooms
- Triple Glazing Throughout
- Oil Fired Boiler
- Pressurised Water Cylinder

- Generously Insulated
- 10 Year Structural Warranty
- Option to Reconfigure Layout to 5 Bedrooms or 4 Beds with Additional Reception Room
- Primary School - Bunscoil Rhumsaa 1.2 Miles
- Secondary School - Ramsey Grammar - 1.2 Miles

#### **Directions**

Travelling off the Mountain Road take the first turning on the right after passing the hairpin bends onto Lheaney Road, before taking the third right turning onto Crescent Road. Where the road splits take the left hand option onto Crescent East, and after a short distance again take the left hand option onto Cloughbane Walk where the property can be found on the left hand side.

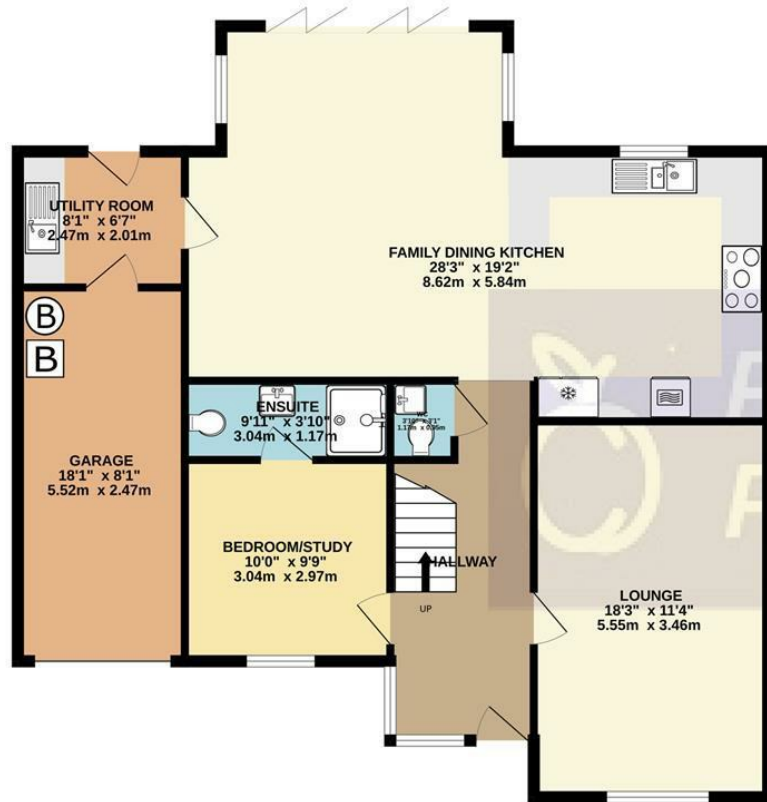




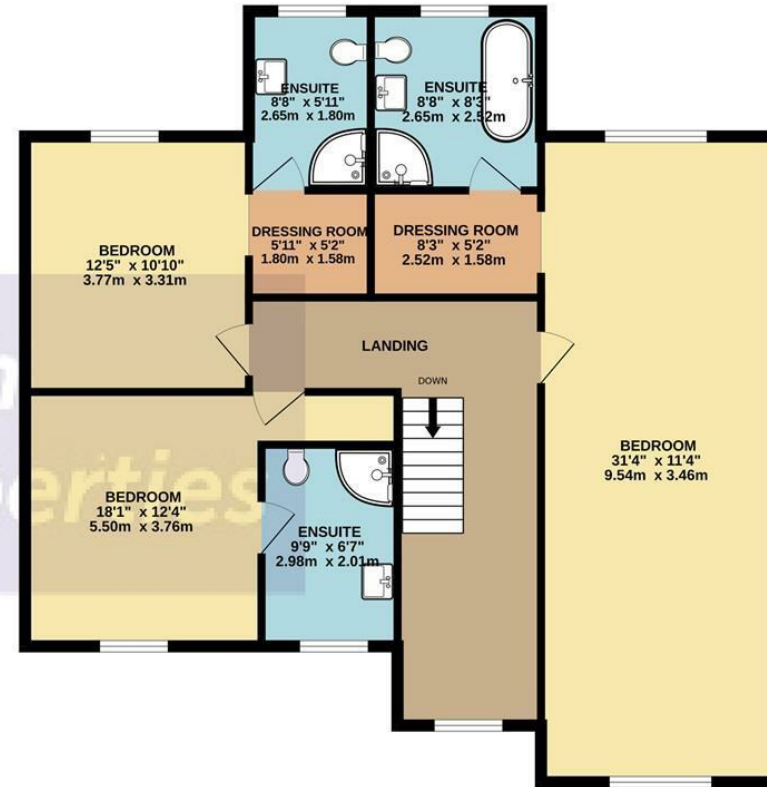




GROUND FLOOR



1ST FLOOR



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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Head Office Sales  
14 Tynwald Street  
Douglas  
Isle Of Man  
IM1 1BG

T: 01624 820600  
E: hello@plumproperties.im  
W: www.plumproperties.im

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