



3 GEORGES CLOSE ANDREAS, IM7 4HZ

£549,950
FREEHOLD

Impeccable modern 4 bed detached family home in a private child safe cul-de-sac within walking distance to the village centre and local school.

 **Plum
Properties**

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

• Impeccable modern 4 bed detached family home • Child Safe Cul de Sac • Close to Village and Schools • Quality Fittings Throughout • Generous Lounge and Snug Room • Open Plan Kitchen/Diner • Master Bedroom with Ensuite and Walk-in Wardrobe • 3 Further Bedrooms (1 Additional Ensuite) • Integrated Garage • Beautiful Countryside Views



Summary

Impeccable modern 4 bed detached family home in a private child safe cul-de-sac within walking distance to the village centre and local school.

Features

Impeccable modern 4 bed detached family home
 Child Safe Cul de Sac
 Close to Village and Schools
 Quality Fittings Throughout
 Generous Lounge and Snug Room
 Open Plan Kitchen/Diner
 Master Bedroom with Ensuite and Walk-in Wardrobe
 3 Further Bedrooms (1 Ensuite)
 Integrated Garage
 Beautiful Countryside Views

Details

This immaculate home was purchased off plan in 2006 by the current owners and is exceptionally well maintained throughout. The property is light, spacious, airy & neutrally decorated throughout with plenty of storage. The property comprises of a welcoming entrance hall, lounge, snug & large 30 ft kitchen/ diner/ family room, a ground floor cloakroom wc & utility room with rear garden access. There is a principal suite with 'boutique style' bedroom, superb views, en suite & dressing room. There is also a family bathroom and 3 further double bedrooms - 1 with en suite shower room. The central heating is oil fired with bottled gas for the hob. There is upvc double glazing throughout. In addition, there is an integral single garage, off road parking for 2-3 cars and a well maintained front lawn. To the rear there is south west facing lawn and a patio with rural hill views.

GROUND FLOOR

A uPVC entrance door with a glazed fan light leads into the spacious reception hall.

Reception Hall

A naturally bright area with a uPVC window to the front. Space for a console or similar. Coved ceiling. Smoke detector. Tiled floor. Stairs lead off to the first floor. Built in understairs cloaks and storage cupboard. Double doors open into the lounge.

Lounge 4.34m (14'3") x 3.96m (13'0")

Having a uPVC window to the front with fitted 'Venetian' blinds. Coved ceiling with centre light. Wall lights. TV, satellite and phone points. Quality 'Amtico' oak effect floor covering.

Snug 4.32m (14'2") x 2.92m (9'7")

A further reception room located at the front of the property which would be equally suitable for use as a playroom or study. Having a uPVC window with a fitted 'Roman' blind. Coved ceiling. TV, internet and speaker connection points.

Breakfast Kitchen 5.54m (18'2") x 3.40m (11'2")

A superb space which is effectively open plan through to the dining/ family room and enjoys superb views across the garden and fields beyond via a uPVC window. Fitted with an extensive range of contrasting wall, base and drawer/ pan drawer

units together with open ended shelving, a pull out larder cupboard and laminate work surfaces which incorporate a breakfast bar. Inset twin stainless steel sinks with a lever mixer tap. Integrated dishwasher and space for a wide fridge freezer. Two built in electric ovens, one of which is a fan oven. Inset gas hob with four regular burners along with a central Wok burner. Brushed steel canopy filter hood. Space and vent for a tumble dryer. Coved ceiling with recessed LED's. Background tiling and counter lighting. Tiled floor continues into the dining area. Door to the utility room.

Dining / Family Room 3.48m (11'5") x 3.40m (11'2")

A dual purpose area with space for a dining table and sofa. A pair of uPVC French doors lead out to the patio and make the most of the views. Coved ceiling with centre light. Wall lights.

Utility Room 2.36m (7'9") x 1.52m (5'0")

Fitted wall and base unit with a worktop incorporating a 1 1/4 bowl stainless steel sink with a lever mixer tap. Plumbed for a washing machine. Mirror fronted medicine cabinet. Having a uPVC window and half glazed door enjoying the view and leading out to the rear garden. Coat hooks. Coved ceiling and tiled floor. Doors to the integral garage and cloakroom WC.

Cloakroom WC 2.36m (7'9") x 1.17m (3'10")

Tiled to just above mid height and fitted with a white 'Roca' suite of push button flush WC and pedestal basin. Obscure glazed uPVC window. Space for a shelving unit. Tiled floor.

FIRST FLOOR

Landing

Shelved airing cupboard. Smoke detector. Wood effect floor covering. Double power point. Access via a sturdy pull down wooden ladder to the full width, primarily boarded and insulated attic room with light.

Bedroom 2 4.57m (15'0") x 2.95m (9'8")

A good double room with space for a 'Super King' size bed if required. A uPVC window with a fitted 'Roman' blind, enjoys far reaching views across the garden and adjacent field to the hills beyond. Space for free standing furniture. Coved ceiling with light plus additional wall lights. Door to the en suite shower room.

En Suite Shower Room

Tiled to mid height, continuing into a large, step in enclosure which houses a fully plumbed shower. Push button flush WC and vanity unit with a top mounted basin and illuminated mirror with integral shelving to one side. Coved ceiling with recessed LED lights. Obscure glazed uPVC window and a chrome ladder style towel warmer. Extractor unit. Tiled floor.

Principle Bedroom 4.57m (15'0") x 3.96m (13'0") max

Having a large uPVC picture window the bedroom is flooded with natural light and spacious enough to accommodate a table and chairs in addition to a 'Super King' size bed. Fitted 'Roman' blind. Coved ceiling with centre and wall lights. Oak effect

floor covering. TV point. Clear opening to the inner hall which has LED lighting, a feature curved door to the walk in wardrobe and a door to the en suite shower room.

Walk In Wardrobe

A well planned space with sloping ceilings. Fitted all around with hanging rails, shelves and shoe storage. Wall mounted coat hooks. LED downlight.

En Suite Shower Room

Having a sloping ceiling to the front elevation with an inset obscure glazed uPVC dormer window which benefits from the additional of a 'Venetian' blind. Tiled to mid height, continuing into the large, glazed enclosure with bi fold doors which houses the fully plumbed shower with a combined light/ extractor above. WC and a wide vanity unit with a top mounted basin, integral storage and an illuminated mirror above. Space for a storage trolley and linen basket. LED downlights. Chrome ladder style towel warmer.

Bedroom 3 3.96m (13'0") x 3.17m (10'5")

A further double/ twin room with space for free standing furniture. Front facing uPVC window with a 'Roman' blind. Coved ceiling with centre and wall lights.

Family Bathroom max 2.67m (8'9") x 2.16m (7'1")

Tiled to mid height and fitted with a white suite of push button flush WC, vanity unit with top mounted basin and storage along with an illuminated mirror. Panelled, double ended bath with a mixer shower attachment. Obscure glazed uPVC window with 'Venetian' blinds. Space for a free standing shelving unit. Coved ceiling with recessed LED's and a 'Silavent' extractor. Chrome ladder style towel warmer and a tiled floor.

Bedroom 4 3.43m (11'3") max x 2.92m (9'7") max

A double room which is currently utilised as a study. Having a uPVC window to the front fitted with 'Venetian' blinds. Coved ceiling. Wall lights. Wood effect floor covering.

OUTSIDE

Front

The property is approached by a tarmac driveway with off road parking space for 2-3 cars. Open plan lawn to the front. Night light.

Integral Single Garage 4.57m (15'0") x 3.05m (10'0")

Having an electronically operated roller shutter door to the front. Double glazed side window. Fitted shelving. 'Firebird' oil fired boiler and 'Elson' pressurised hot water cylinder. 'Sheila Maid' drying rack. Light and power. Consumer unit.

Rear Garden

The secure rear garden has been laid to lawn with stock fenced boundaries to the adjacent field. A line of apple trees is maturing on the boundary. Drainage has been installed to improve the quality of the lawn. A large, flagged patio enjoys maximum sunshine hours being South Westerly facing. To the side of the property is a small, sheltered seating area and garden shed. Concealed bulk gas bottles and

oil storage tank. External lighting. Cold water point. Gated access to the drive.

Services

Mains water, drainage and electricity. Gas for hob provided by bulk storage bottles. Oil fired central heating.

Inclusions

Fitted carpets, floor coverings, light fittings and window dressings.

Tenure

Freehold. 1/4 share in the private road.

Rateable Value

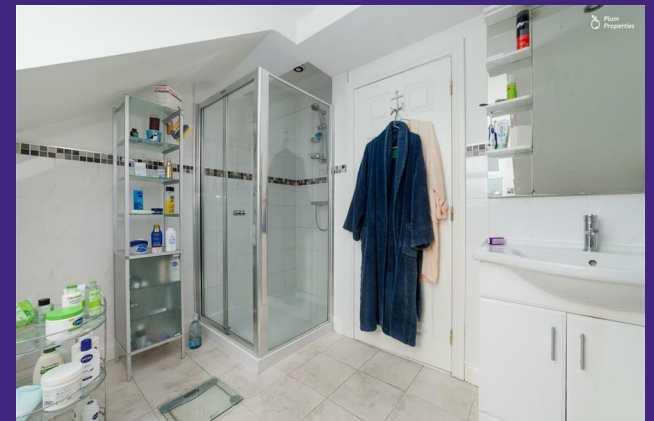
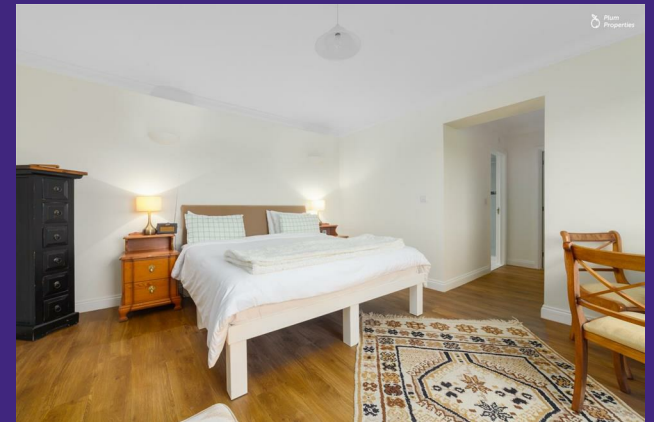
For further information please contact the rates department on (01624) 685661.

Directions

Travel into Andreas along the A17 then turn onto the Leodist Road which is immediately to the left hand side of Andreas shop in the centre of the village. Continue along taking the second left turn into George's Close where the property will be found on the left of this private road, being the third in the row of four similar properties with parking available on the drive.

Further Information

To make further enquiries, to make an appointment to view or to submit an offer to purchase this property, contact Bruce Cobburn on bruce@plumproperties.im or call 07624 202823.



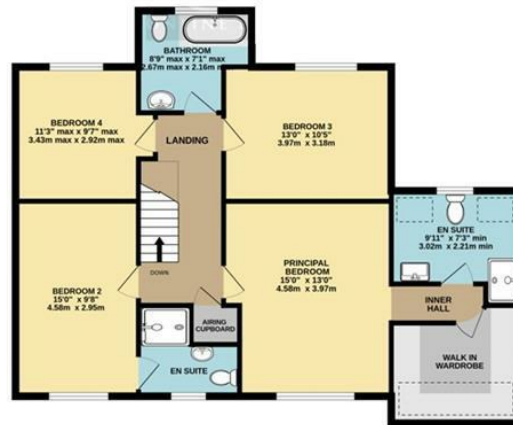




GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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.
Made with Metropix ©2023



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

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements