



## 55 CLAUGHBANE DRIVE

IM8 2BH

£475,000  
FREEHOLD

Beautifully Presented and immaculately maintained elevated detached 4 bed bungalow with large under croft and balcony above offering stunning views out to the coast line.



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• Spacious Detached Bungalow with Large Under Croft • 4 Good Sized Bedrooms, 3 with Built In Wardrobes • Family Bathroom and Two Shower Rooms including En Suite Master • Generous Lounge Walking out to Balcony with Panoramic Views • Contemporary Fitted Kitchen • Separate Dining Room • Double Garage with Boiler Room and Store • Front Garden and Driveway for Multiple Vehicles • Stepped Mature Rear Garden with Access to Public Footpath • Offered for Sale Chain Free



## Summary

Beautifully Presented and immaculately maintained elevated detached 4 bed bungalow with large under croft and balcony above offering stunning views out to the coast line.

The bungalow is ideally located on the outskirts of Ramsey town centre at the end of a quiet and peaceful avenue with no through traffic. Local schools, both primary and secondary are only a mile away, whilst dog owners will be delighted to learn that a public footpath that runs from the Hairpin for a mile and a half through to Glen Auldyn is accessible from the rear garden. Conveniently, that same footpath can be used to walk directly and safely to the local schools. For budding golfers, Ramsey Golf Club is located close by and within easy reach on foot.

Steps lead up to a PVC front door, which in turn opens into a very spacious central Hallway that provides access to each of the rooms located on the upper ground floor. The generous dual aspect Lounge is light and bright with large sliding glazed doors leading out to a Balcony, that from its elevated position, offers amazing views across the tree tops and out to the coast beyond. A recently installed Kitchen sits opposite the Lounge and provides aspects of the rear garden. This modern space incorporates attractive white gloss wall and base units housing an excellent range of integrated

appliances including tall fridge freezer, raised electric oven and hob with extractor over, complemented by a free standing dish washer. Striking cream brick effect splash back tiling and butchers block style counter tops complete the contemporary look of the Kitchen.

Located off the Kitchen is an additional Reception room with flexible use. Traditionally utilised as a formal Dining Room, however with the spacious Lounge capable of accommodating a dining table, this room could be repurposed as essential work from home space or for alternative use as desired. An extensive Hallway provides access to the Bedrooms, and is home to two spacious double Cupboards providing excellent storage facilities and access to the loft. At the end of the Hallway a Principal Bedroom incorporates purpose built wardrobes and takes full advantage of the stunning views that the property has to offer. Contemporary En Suite facilities have been designed in the style of a large Wet Room with electric underfloor heating and includes an oversized walk-in shower, WC and vanity wash basin. Two further Double Bedrooms are located on the upper floor, both of which benefit from excellent built in Wardrobes with views over the rear garden. Completing the accommodation on the upper floor is a Family Bathroom with Jacuzzi bath with shower over, wash basin and WC.

An enclosed staircase leads down to the lower

ground floor that houses a fourth Double Bedroom, with a separate Shower Room off. The Bedroom includes a patio door providing external access to the side of the property, meaning that this space is self-contained. Internal access to the Double Garage with electronically operated door includes a separate Store and a Boiler Room that is plumbed for a washing machine and houses a Worcester oil fired boiler and Megaflow water cylinder.

Externally the front garden is landscaped with mature trees and shrubs as well as a lawned area and driveway providing off-road parking for multiple vehicles. A footpath runs around each side of the property leading to the rear with various storage units. A stepped south facing rear garden contains a lower level pathway with raised lawned areas, mature shrubs and tall hedges providing additional privacy. The top of the garden offers excellent views over the rooftop and to the distant coastline.

The property is conveniently offered for sale chain-free.

It is worth noting that undisturbed AIB Board asbestos has been identified above the garage and it is recommended that specialist professional advice should be sought by any prospective purchaser before exchange of contracts whether this should be removed.

#### **Additional Information**

- Worcester Oil Fired Central Heating
- Pressurised Hot Water Cylinder
- uPVC Double Glazing
- Offered for sale Chain Free
- Lovely Country Walks on Doorstep
- AIB Board Asbestos Present Above Garage
- Primary School - Bunscoil Rhumsaa - 1.1 miles
- Secondary School - Ramsey Grammar School - 1.1 miles

#### **Directions**

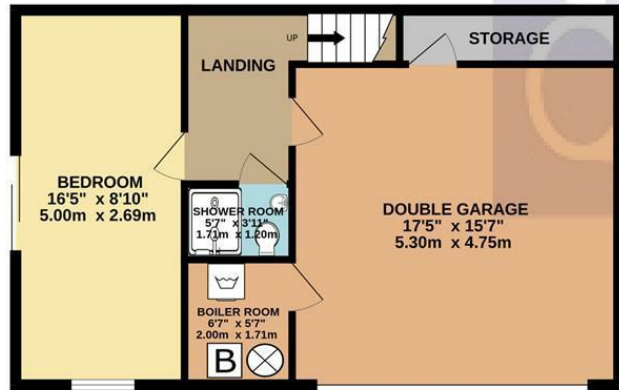
From Parliament Square travel in the direction of Douglas, taking the first right turning onto Brookfield Avenue. Continue to the very end of the road, and at the top of the rise take the right hand fork in the road, whereby the property can be found on the left hand side identifiable by our for sale board.



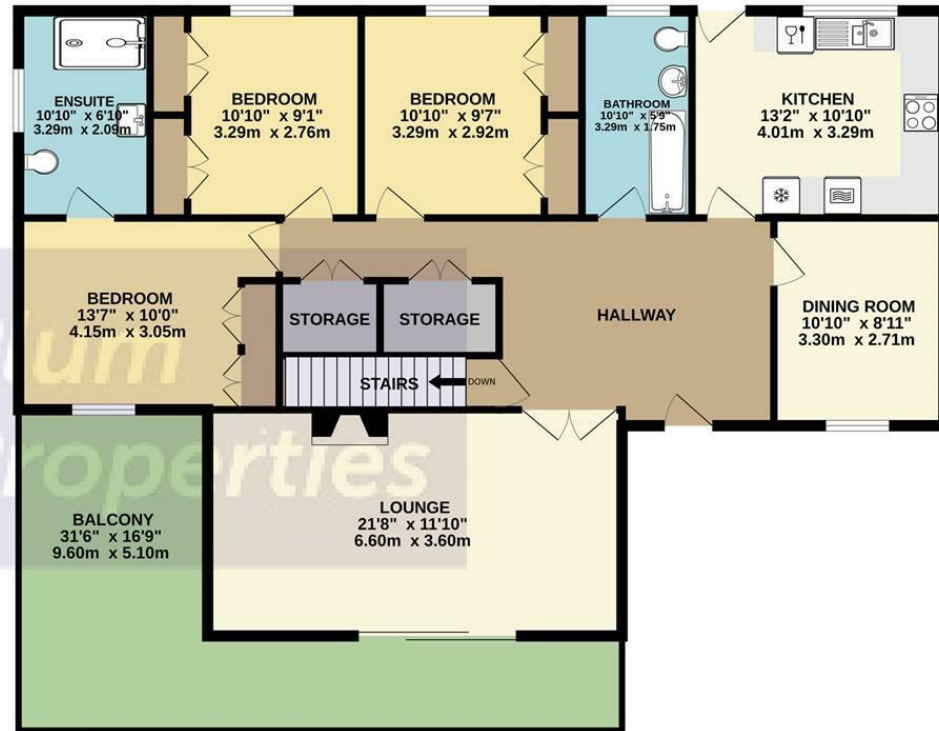




LOWER GROUND  
617 sq.ft. (57.3 sq.m.) approx.



GROUND FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 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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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