



## MAYNRYS GROVE MOUNT

IM8 3HG

£495,000  
FREEHOLD

A deceptively spacious and contemporary 4 bed detached dormer bungalow nestled away in a peaceful area of Ramsey, yet central to the amenities including short walk to Mooragh Park.

This delightful family property includes an open plan Family Kitchen with modern lantern roof window and bi fold doors leading out to a Garage and low maintenance rear garden.

 **Plum  
Properties**

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- Elevated Detached Dormer Bungalow Offering Delightful Views
- 4 Well Proportioned Bedrooms with Built In Storage
- Stunning Family Kitchen with Lantern Roof Window and Bi Folds
- Separate Spacious Lounge
- Cosy Office Space
- Contemporary Bathroom on both Ground and Upper Floors
- Generous Low Maintenance Gardens
- Driveway Offering Off-Road Parking for Multiple Vehicles
- Detached Garage, Garden Store & Shed
- Planning Permission to Create an Additional Garage



## Summary

Maynrys is a deceptively spacious and contemporary 4 bed detached dormer bungalow nestled away in a peaceful area of Ramsey, yet central to the amenities including short walk to Mooragh Park. This delightful family property includes an open plan Family Kitchen with modern lantern roof window and bi fold doors leading out to a Garage and low maintenance rear garden.

Set back from the road in an elevated position, Manrys is accessed via an attractive wood effect composite front door that leads into a very generous Porch, ideal for hanging coats and storing muddy boots. Stepping through an internal door leads to a welcoming central Hallway, from which each of the ground floor rooms are accessed. Overlooking the front of the property a dual aspect Lounge offers lovely green and hill top distant views. This spacious rooms includes an inset electric fire as well as a number of alcoves ideal for presenting family photographs.

Behind the Lounge, an open plan Family Kitchen meets all of the requirements for modern day living to thrive. This open plan space is the heart beat of the property allowing the whole family to spend time together which includes many features to be appreciated including the lantern roof window with electronically operated custom blinds ensuring the

space is flooded with natural light and the bi fold doors seamlessly merging the outside of the property with the indoors. The Kitchen area is classical with a stylish twist. The L shaped fitted Kitchen includes a generous range of white gloss wall and base units complemented by a granite hard wearing counter top and Barbie pink brick tiled splash back. A matching centre Island with breakfast bar houses the sink and mixer tap, with built in dishwasher tucked away below and plumbing for a washing machine. Additional appliances include an integrated tall fridge freezer, waist level inset microwave, electric oven and hob. Due to the size of the room, there is ample space for a family sized dining table, as well as social space that includes a neat inset area for a wall mounted TV with the adjoining wall fashionably decorated with contemporary wall panelling.

Three Bedrooms are located on the ground floor, each of which have built in storage of various sizing and style. At the rear of the property is a beautifully presented principle Bedroom with large built in wardrobes and feature wall with stylish lower level panelling with decorative wall paper above. The front Bedroom is a well proportioned double with dual aspects, whereas the third Bedroom includes a convenient recess for open storage.

The ground floor also comprises a functional storage cupboard, located next to a flexible room that is



currently configured as an Exercise Room, that would also make the ideal work from home space, or for larger families an additional Bedroom as required. Completing the ground floor accommodation is an attractive four piece family Bathroom, with bath, shower cubicle, wash basin and WC.

Wood effect tread stairs lead to the upper floor. Within the Landing is a large Velux window offering lots of natural light as well as stunning distant views. A door leads to a good sized double Bedroom also with a Velux window and multiple entry points around the room to access eaves storage. The upper floor has electric underfloor heating throughout and houses a separate Bathroom making this an ideal space for space for guests or a teenager wanting privacy In keeping with the rest of the property, the stylish Bathroom includes a bath, wash basin and WC.

Externally to the front of the property is a block paved driveway that will comfortably accommodate two vehicles. The space beyond currently has full planning permission granted to erect an additional Garage. Opposite, the front garden has a seating area ideal for soaking up the evening sun. Its artificial grass covering ensures it is a low maintenance space, whereas a Garden Store provides additional storage. To the rear, a fenced back garden is private and secure and is substantially laid with artificial

grass. A pathway leads to a detached garage at the rear boundary that can be accessed through a new side door, whereas a lane way provides vehicular access to the Garage.

#### **Additional Information**

- Oil Fired Central Heating
- Space Saving External Boiler
- Attractive Anthracite Double Glazing
- 'Ring' Application Controlled Doorbell
- Bunscoill Rhumsaa Primary School - 1.3 miles
- Ramsey Grammar School - 1.3 miles

#### **Directions**

From Parliament Square travel in a northerly direction towards Andreas. After passing the road for Ramsey Cottage Hospital, take the second right turn onto Grove Mount. Continue towards the end of the road taking the final turn on the left hand side immediately prior to the 'dead end' road sign, where Maynrays is the first property on the right hand side identifiable by our for sale board.



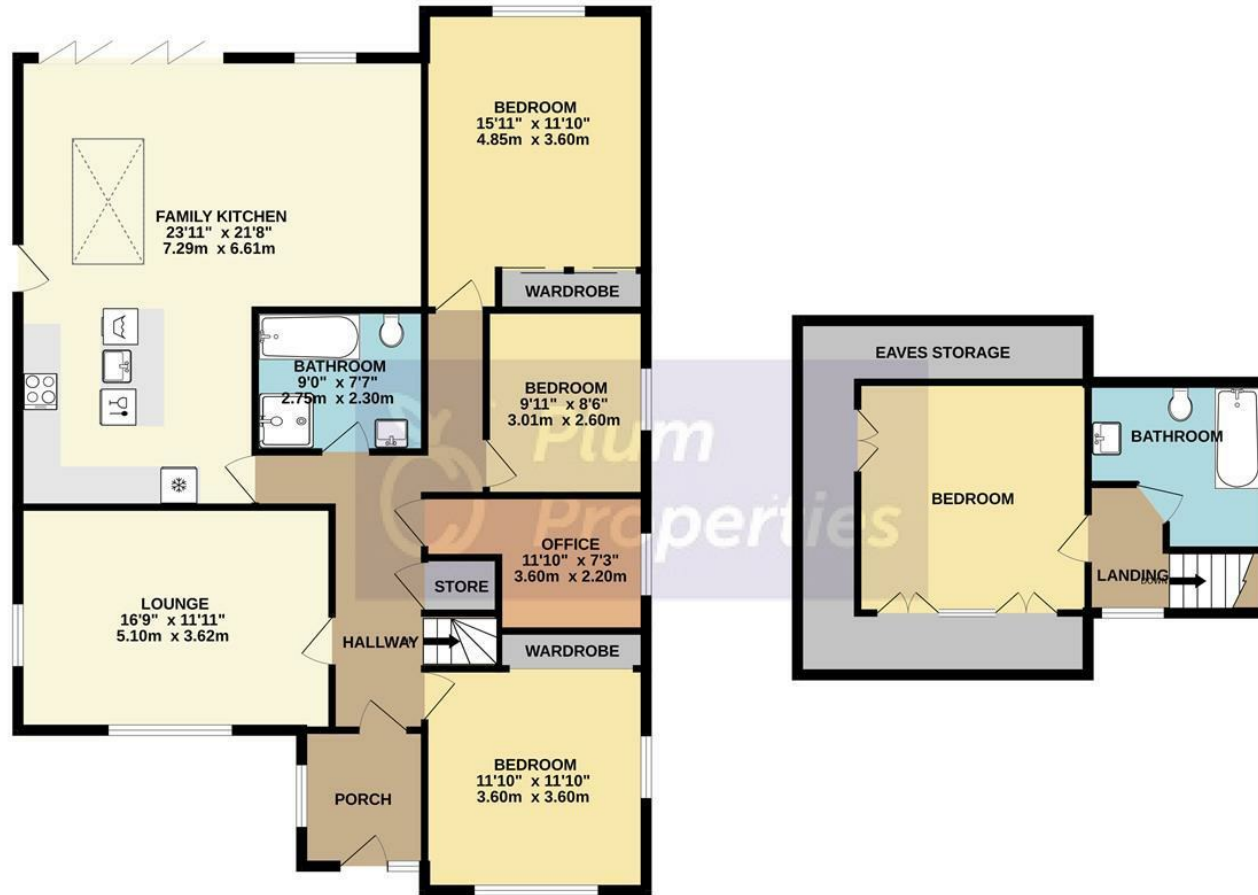






GROUND FLOOR  
1377 sq.ft. (127.9 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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