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TROMODE LODGE TROMODE LANE IM2 5FB

£770,000
FREEHOLD

Nestled down its own private Lane in the exclusive setting of Cronkbourne, Tromode Lodge is a high desirable and handsome 4 Bed executive property in a secluded and sought after setting, with Central Douglas reachable on foot.

Built in 2006, the property has recently undergone a full internal refurbishment to create a family property to show home standards, the centre piece of which is a stunning Dining Kitchen with Conservatory off creating open plan living for the family to enjoy.

The property benefits from high quality feature throughout that includes underfloor heating throughout the ground floor, a chic Boot Room and cosy Lounge with Media Wall.

Set on a generous plot, with off road parking for multiple vehicles and private large rear patio garden, this exquisite property is the epitome of luxury living with a post code to match.

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• Highly Desirable and Sought After Location of Cronkbourne • Detached 4 Bed Executive Property in Exclusive Position on Private Lane • Constructed in 2006, Recently Undergone Full Refurbishment to Show Home Condition • Underfloor Heating Throughout Ground Floor • Stunning Open Plan Dining Kitchen with Conservatory Off • Two Cosy Reception Rooms, One with Media Wall • Chic Boot Room • Master with Walk-in Wardrobe • Two En Suites and Newly Installed Shower Room • Delightful and Private Rear Private Garden, with Ample Off-Road Parking on Drive



Overview

Nestled down its own private Lane in the exclusive setting of Cronkbourne, Tromode Lodge is a high desirable and handsome 4 Bed executive property in a secluded and sought after setting, with Central Douglas reachable on foot.

Oozing with curb appeal the 2006 constructed property has recently undergone a full internal refurbishment to create a family property to show home standards, having been intelligently reconfigured to meet the needs of modern day living, whilst using premium fixture and fittings throughout to create a luxurious and chic home.

At 2,400 square feet and a flexible layout the property offers all of the space needed for a growing family, yet will also appeal to those looking to down size who are seeking a ready to move into property without having to forgo high quality fixtures or a sought after post code.

The property itself is accessed through an open porch, with recently installed side windows and an option to fully enclose the space by fitting a feature front door.

Double doors open into a generous and welcoming Hallway with attractive wood effect flooring, a turned staircase leading to the upper floor, underneath of which is excellent storage space with custom made handle free doors.

A further cupboard is located close to the front door which houses the oil fired boiler and heating manifold system that provides efficient underfloor heating to all of the ground floor rooms. Opposite is a convenient ground floor Cloakroom with WC and wash basin.

Located off the Hallway are two beautifully presented Reception Rooms offering flexibility. Both rooms benefit from

dual aspects with quality shutter style blinds. The Lounge has a fitted Media Wall with contemporary electric fire, inset television and soundbar, whereas the Sitting Room has an open fire.

At the rear of the ground floor is a stunning open plan Family Kitchen with full opening to an attractive Conservatory with glazed roof. This contemporary space is the heart beat of the house, with a newly fitted extensive Kitchen and oversized 10 foot centre island with Breakfast Bar that will comfortably seat six people. The Kitchen itself is fitted with striking white base, wall and full height units, with slimline Corian counter top. Packed with premium appliances that include four inset ovens, integrated dishwasher, full height and separate integrated fridge and freezer, with an induction hob located on the centre island. Glazed double doors lead out to a sunny patio area.

Through an opening to a well proportioned Conservatory with glazed roof fitted and further double doors leading to the rear outside space. The underfloor heating system has individual thermostatic controls in each of the ground floor rooms, which ensures that the Conservatory can be fully utilised year round.

A door from the Dining Kitchen leads to a chic Boot Room that continues the show home theme of the property, and would not look out of place in a property magazine. This cleverly designed space doubles up as a Utility Room with sink and retractable mixer tap, under counter fridge and washing machine. Opposite is bespoke fitted cloak space with in keeping tall storage cupboards and glazed stable door lead to the back garden.

Travelling up the turned staircase the upper floor comprises of four good sized bedrooms, the principle room of which is

light and bright with a doorway leading to a generous and enviable fitted Walk-In Wardrobe, with a concealed door storing a pressurised water cylinder. Beyond is a full width En Suite with large walk-in shower, wash basin and WC.

The second Bedroom is positioned with a front aspect, with an opening to a built-in wardrobe and door leading to a generous En Suite Bathroom with roll top bath, wash basin and WC. A beautifully presented third double Bedroom is light and bright with electronically operated blinds and a recess for wardrobes. The final Bedroom has been converted to create an upper floor Laundry Room with washing, drying and storage facilities fitted to save from taking the laundry downstairs to wash, only to bring back upstairs to store. This space can be repurposed back to a Bedroom with ease as required.

Completing the first floor is a Family Shower Room that has been newly installed with corner shower cubicle benefitting from contemporary panelling, wash basin and WC. A slimline staircase provides easy access to an Attic Room that is currently used as work from home space, with eaves storage. Subject to meeting the relevant permissions, this space can be formalised to create an additional Bedroom if required.

Externally a block paved driveway provides off-road parking for multiple vehicles. There are further options subject to approved planning to utilise the outside space to create garaging or a car port, and to add to the curb appeal and security, the installation of electric gates.

At the rear, is an extensive private garden surrounded by trees to add to the tranquillity and seclusion, despite the location being on the outskirts of central Douglas. A large patio offers ample outdoor seating space and creates the

perfect setting for family BBQ's. Beyond is a spacious lawned garden that is fully secure and will be appealing to those with green fingers or little ones with excess energy to burn.

Additional Information

- uPVC Double Glazed
- Oil Fired Central Heating
- Underfloor Heating to Ground Floor
- Electronically Operated Blinds
- Private Schools and Airport Reachable within 20 Minutes
- Infant School - Scoill Yn Jubilee - 0.5 miles
- Primary School - St Marys RC School - 0.3 miles
- Secondary School - St Ninians High School - 0.5 miles
- Secondary School - Ballakermeen High School - 1.1 miles

Directions

Travelling from the Quarterbridge roundabout in the direction of Onchan, continue along Quarterbridge Road and take a left turn onto Tromode Road at the traffic lights. After 200m take a left turn onto Tromode Lane which is identifiable by our for sale board. Tromode Lodge is located at the end of the lane.



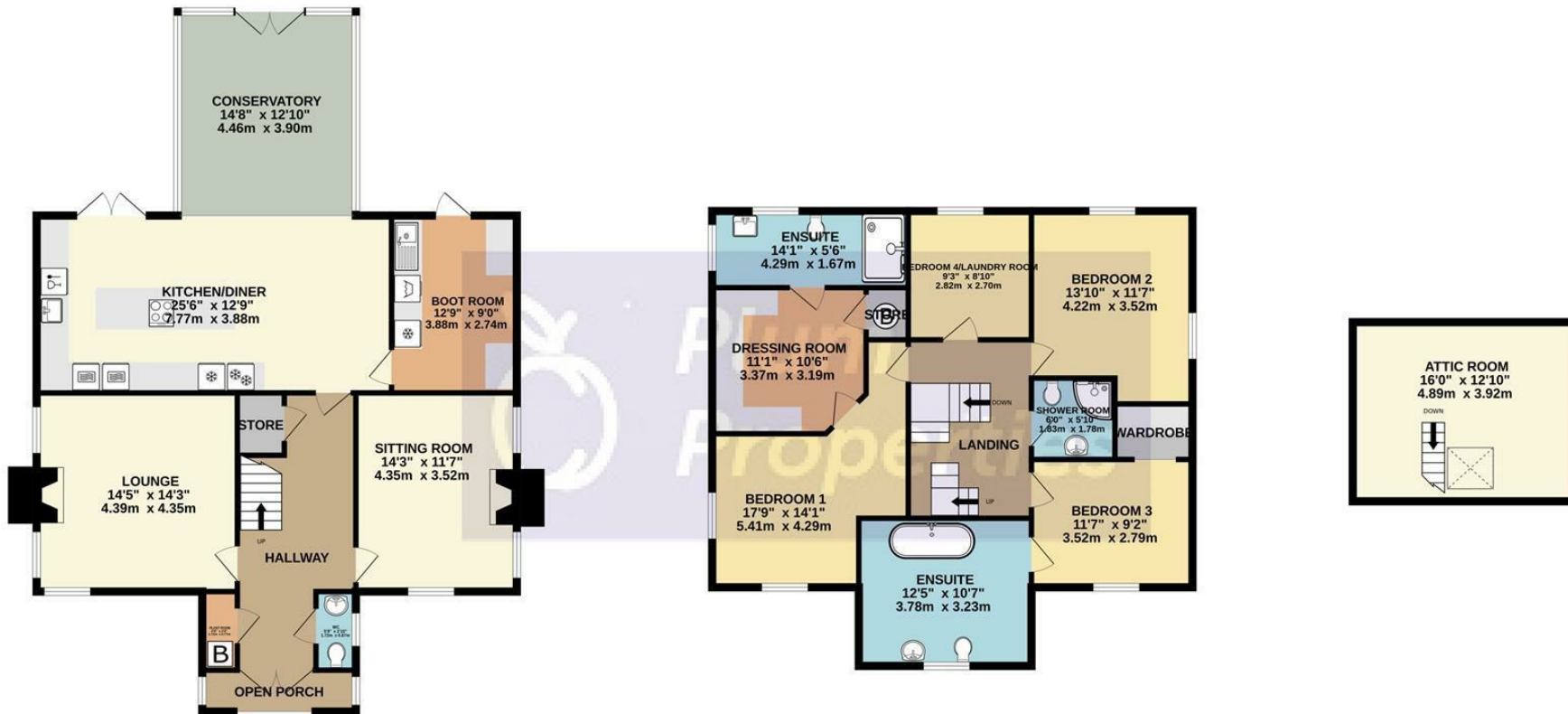




GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.

1ST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.

2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 2407 sq.ft. (223.6 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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