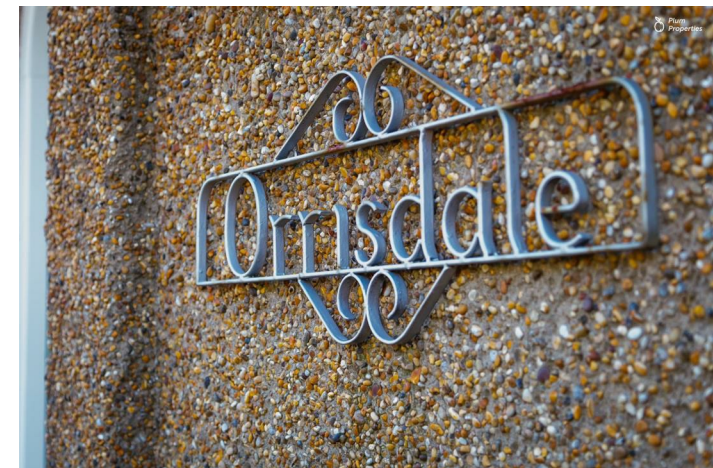




Plum
Properties



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ORRISDALE BROOKFIELD CRESCENT

RAMSEY, IM8 2AG

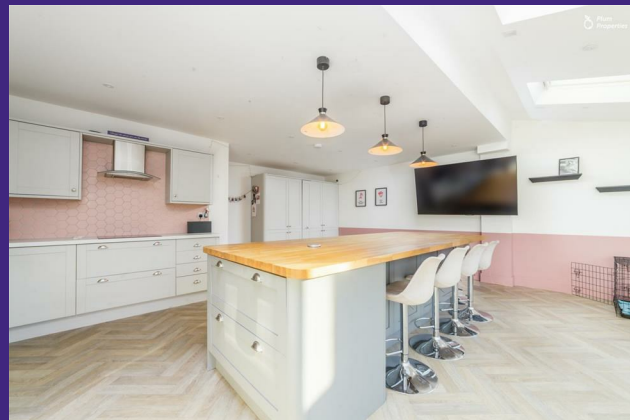
£410,000
FREEHOLD

Located within easy reach of Ramsey's town centre and local amenities, this attractive three bed detached property has been extended and meticulously modernised by the current owners to create a stunning and desirable family home and is offered for sale on a chain free basis.

 **Plum
Properties**

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• Beautifully Presented Extended Detached Property • Three Bedrooms, Family Bathroom and Two WC's • Stunning Extended Family Kitchen with Double Sliding Glazed Doors to Garden • Generous Centre Island with Seating for 10 • Beautiful Lounge with Curved Bay Window and Attractive Fireplace • Custom Built Work Station in Hallway that Neatly Houses Washer and Dryer • Electronically Operated Velux Windows • Westerly Facing Low Maintenance Secure Rear Garden • Oil Fired Central Heating with Space Saving External Boiler • Convenient Location for Town Centre, Schools, Public Transport and Golf Course



Overview

Nestled in the charming Brookfield Crescent, this stunning detached house, built in the 1940s, offers a perfect blend of modern living and classic character. Extended to an impressive 1,373 square feet, this property is ideally situated on the outskirts of Ramsey town centre, providing easy access to local amenities, schools, public transport links, and a nearby golf course.

Upon entering, you are greeted by an attractive porch that leads into a wide and welcoming hallway. This space features a convenient ground floor WC and a custom-built under-stairs workstation, along with a utility area discreetly housing a washing machine and dryer. The front of the house boasts a bright and inviting lounge, complete with a charming curved bay window and radiator to match as well as a traditional fireplace, creating a warm atmosphere for relaxation.

At the heart of the home lies the impressive kitchen and dining area, which has been thoughtfully extended to create a desirable family space. The kitchen showcases a generous combination of wall and base units in soft sage, complemented by a striking marble effect countertop, baby pink splashback tiling and contemporary herringbone flooring. The expansive centre island, which comfortably seats up to ten people, is perfect for gatherings. High-end appliances, including a separate

wine cooler, stacked ovens, and an integrated dishwasher, enhance the functionality of this modern kitchen. Oversized glazed sliding doors open onto a westerly facing garden, while electronically operated Velux windows flood the area with natural light.

The upper floor features three well-proportioned bedrooms, two of which are dual aspect doubles. One bedroom includes fitted wardrobes, while the other boasts an attractive curved bay window. The family bathroom is a delightful retreat, featuring a corner bath, a separate shower cubicle, and a period wash basin.

Externally a low maintenance front garden is replicated at the rear. This tranquil westerly facing space is ideal for soaking up the evening sun, with a paved patio area with artificial grass beyond. This secure space is fully fenced and gated at both sides as well as the rear, and houses a space saving external oil fired boiler as well as a neatly concealed oil tank.

This property is a true gem, offering spacious living in a prime location, making it an ideal choice for families and those seeking a comfortable lifestyle in this light and bright contemporary home that is not part of a sales chain.

Additional Information

- uPVC Double Glazed
- Oil Fired Central Heating
- Underfloor Heating in Family Kitchen
- Fibre Broadband installed
- Beautifully Presented Throughout
- Chain Free
- Primary School - Bunscoill Rhumsaa - 0.7 miles
- Secondary School - Ramsey Grammar - 0.7 miles

Directions

From Parliament Square heading in a Southerly direction along the flow of the TT course, take the first right turning onto Brookfield Avenue, followed by the next left onto Brookfield Crescent where the property can be found on the right hand side identifiable by our for sale board.

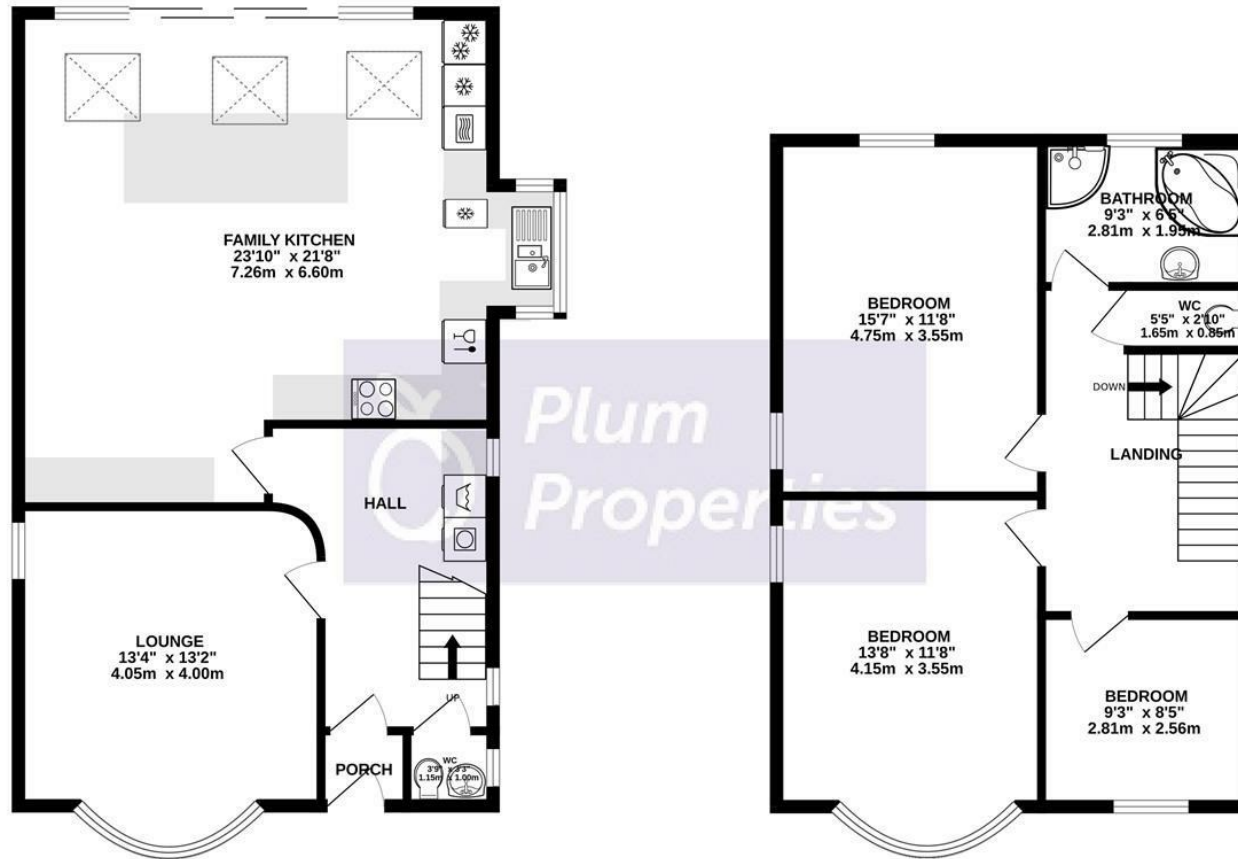






GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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