



## 43 CLAUGHBANE DRIVE RAMSEY, IM8 2BH

£480,000  
FREEHOLD

Beautifully Presented Detached 4 Bedroom Home Situated in a Sought After Location Close to All of Ramseys' Local Amenities.  
CURRENT PLANNING IN PLACE for Additional En-Suite Bedroom and Utility

21/00994/B. \*\*\*\* VIEWING HIGHLY RECOMMENDED \*\*\*\*

 **Plum  
Properties**

T: 01624 820600  
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• Spacious Lounge • Large Modern Kitchen/Diner to the Rear with Good Sized Conservatory Leading • Into A Large Well Maintained Private Rear Garden • Separate Utility Room • Cloak Room • Master Bedroom With En-Suite, 3 Further Bedrooms • Family Bathroom • Dressing Room / Study • Double Garage and Driveway • Oil Fired Central Heating, Lawns To The Front



### Overview

Nestled in the tranquil neighbourhood of Cloughbane Drive, Ramsey, this splendid detached bungalow offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs.

### Additional Information

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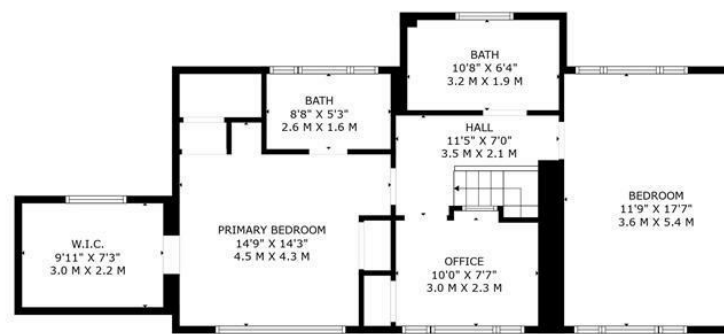
Rates Payable: Contact Rates Office on 685661

School District: Bunscoil Rhumsaa and Ramsey Grammar School

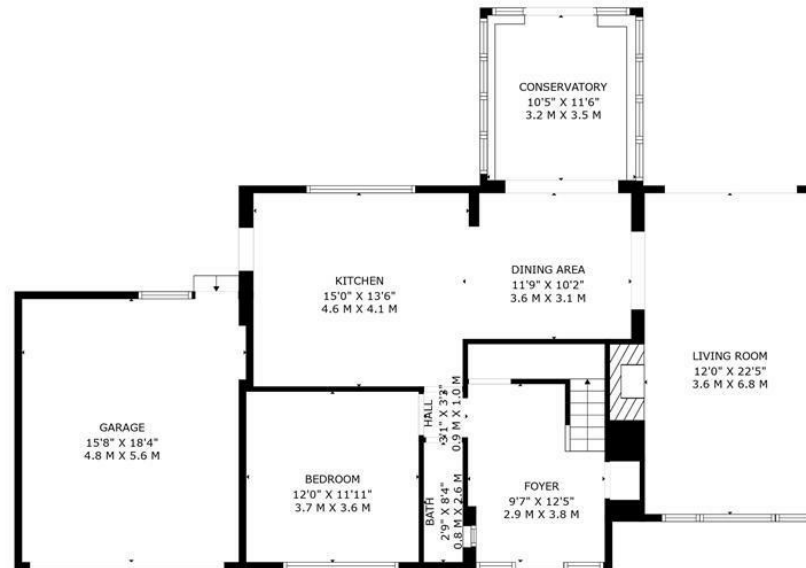
### Directions

From Parliament Square Drive Up Brookfield Avenue towards the Golf Club. Continue past Cloughbane Avenue on your right and take the next Right into Cloughbane Drive and No 43 can be found on the left.





FLOOR 2



FLOOR 1

**TOTAL: 1820 sq. ft, 169 m2**

FLOOR 1: 1098 sq. ft, 102 m2, FLOOR 2: 722 sq. ft, 67 m2

EXCLUDED AREAS: GARAGE: 280 sq. ft, 26 m2, LOW CEILING: 79 sq. ft, 8 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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