



SAVONA, CASTLETOWN ROAD

PORT ST MARY, IM9 5LT

£649,000
FREEHOLD

Charming, light, and spacious house rural views front and back. Thoughtful design and impeccable maintenance create inviting living spaces with modern kitchen, tranquil bedrooms, and nearby amenities.



- Semi-Detached Home having Lovely Rural Views from the Front and Rear of the Property
- Snug with Wood Burner Stove
- Light Spacious Luxury Breakfast Kitchen with Appliances
- Bi Folding Doors to the Garden
- Large Master Bedroom Juliet Balcony and Underfloor Heating, Three Further Bedrooms
- Large Landscaped Rear Gardens with Paviour Path, Patio Area
- Beam Central Vacuum System, Underfloor Heating to the Whole of Ground Floor
- Oil Central Heating with New Warm Flow Boiler
- Garage with Under Floor Heating
- Parking for 2 Cars



Overview

We are delighted to present this charming house for sale in a picturesque location. An internal inspection is highly recommended to fully appreciate this lovely, light, and spacious property that offers rural views both at the back and the front.

Upon entering, you are greeted by a sense of warmth and comfort that permeates throughout the house. The property is beautifully presented, reflecting the care and attention to detail that has been lavished upon it. The thoughtful design and impeccable maintenance are evident in every corner.

This inviting house boasts a layout that seamlessly blends functionality with aesthetics. The generous living spaces are ideal for both relaxing with family and entertaining friends. Natural light floods the rooms, creating an inviting ambience that is sure to make you feel right at home.

The kitchen is a culinary enthusiast's delight, featuring modern appliances and ample storage space. Meal preparation is a pleasure in this well-appointed space that is as practical as it is stylish. The dining area adjacent to the kitchen provides the perfect setting for enjoying

delicious meals with your loved ones. Downstairs cloakroom.

Upstairs, the bedrooms offer tranquil retreats where you can unwind after a long day. Each room is thoughtfully designed to provide comfort and privacy, ensuring a restful night's sleep. The master bedroom with underfloor heating is a true sanctuary, complete with its own ensuite bathroom for added convenience. Three further bedrooms one with with underfloor heating. Two shower rooms and a family bathroom.

Situated close to Rushen School, this property enjoys a convenient location that is ideal for families with school-aged children. The surrounding area offers a range of amenities, including shops, restaurants, and recreational facilities, making it a desirable place to live.

In conclusion, this house presents a rare opportunity to own a beautifully presented property in a sought-after location. With its light-filled spaces, modern conveniences, and serene surroundings, it offers a lifestyle of comfort and tranquillity. Don't miss your chance to make this house your home - schedule a viewing today to experience its charm first hand.

Accommodation

Nestled in a serene setting, this charming semi-detached home boasts captivating rural views that envelop the property from both the front and rear. Step inside and be greeted by a snug adorned with a cosy wood burner stove, perfect for relaxing evenings. The light-filled and airy breakfast kitchen exudes luxury, complete with modern appliances and bi-folding doors that seamlessly connect the indoor and outdoor living spaces.

Ascend to the first floor to discover a generously-sized master bedroom with underfloor heating featuring a Juliet balcony, offering a private retreat with picturesque views. The large landscaped rear gardens beckon to be enjoyed, with a paviour path and patio area providing the ideal spot for al fresco dining or basking in the tranquillity of nature's embrace.

This residence is equipped with modern conveniences, including a Beam central vacuum system for effortless cleaning, and oil central heating powered by a new Warm Flow Boiler, ensuring comfort and efficiency year-round. The garage, complete with underfloor heating, offers ample space for storage or hobbies, while parking for two cars adds to the property's practical appeal.

Combining comfort, style, and functionality, this property offers a harmonious balance of rural charm and modern amenities. Experience the essence of countryside living within the comforts of this thoughtfully designed home. Beautiful landscaped gardens enhance the overall appeal and offer additional space for relaxation and entertainment.

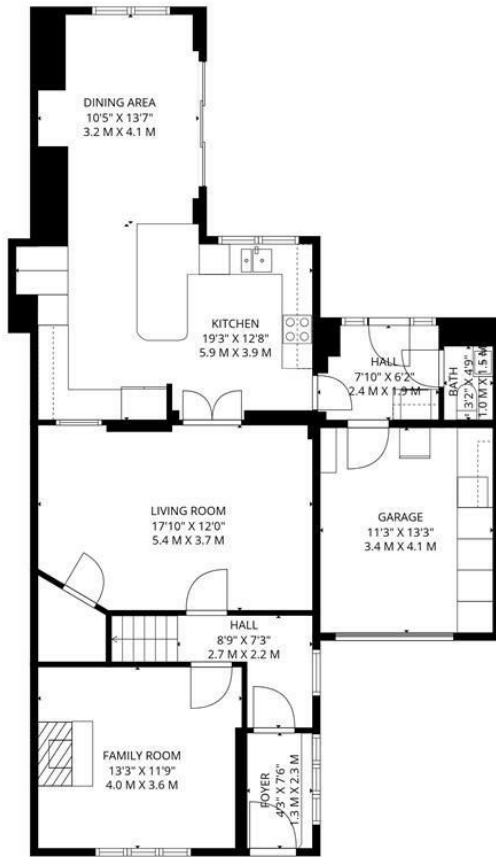
Discover a lifestyle of tranquillity and convenience in this inviting abode, where every detail has been carefully curated to provide a haven for its residents. Welcome to your new home.

Directions

From Pt Erin town Centre, travel towards Pt St Mary and at the Four Roads Roundabout go straight ahead into Castletown road, passing the school on the left-hand side.

About 100yds further on, Savona will be found on the right hand side, clearly named and identifiable by our For Sale Board

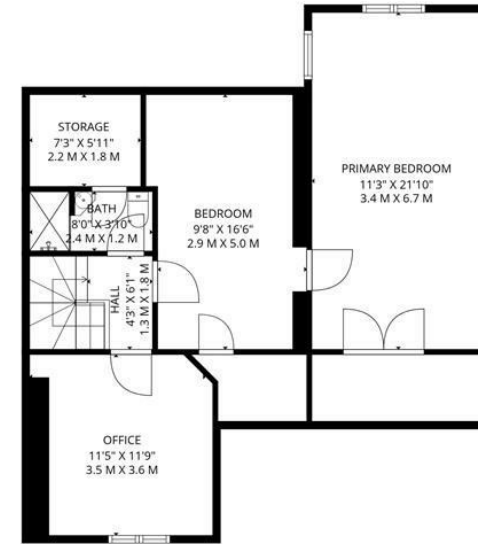




FLOOR 1



FLOOR 2



FLOOR 3



TOTAL: 2409 sq. ft, 224 m2

FLOOR 1: 933 sq. ft, 87 m2, FLOOR 2: 773 sq. ft, 72 m2, FLOOR 3: 703 sq. ft, 65 m2
EXCLUDED AREAS: GARAGE: 149 sq. ft, 14 m2, LOW CEILING: 27 sq. ft, 3 m2, " ": 31 sq. ft, 3 m2,
STORAGE: 11 sq. ft, 1 m2, WALLS: 206 sq. ft, 17 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