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Plovers Mead, 3 River Vale, Braddan, IM4 4TH
Asking Price £645,000

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A recently extended and improved detached house tucked away with lovely lawn gardens framed by apple blossom trees. The layout provides contemporary accommodation which offers four reception areas, Master bedroom with balcony access, three further bedrooms, two ensuites, family bathroom and cloakroom/wc. There is a contemporary kitchen and utility room. Large attached garage and driveway for four cars. Conveniently situated for Braddan Primary School and Nobles Hospital.



LOCATION

Travelling out of Douglas on the Peel Road, continue straight ahead through Quarterbridge roundabout. Continue until you reach the Jubilee Oak roundabout and turn right up Braddan Road. Take the second turning on the left and follow the road down around the bend and the house can be located on the right hand side, clearly identified by our For Sale Board.

ENTRANCE HALL

8' 10" x 6' 3" (2.7m x 1.9m)

Entrance door.

STORE RECESS

3' 3" x 5' 7" (1m x 1.7m)

Laminate wood effect floor.

WORK ROOM

17' 1" x 9' 6" (5.2m x 2.9m)

Vaulted ceiling. Two velux roof lights. Cupboard housing Worcester oil fired central heating boiler and megaflow pressurised hot water system. Door to utility.

INNER HALL

11' 10" x 2' 11" (3.6m x 0.9m)

LOUNGE

17' 1" x 11' 6" (5.2m x 3.5m)

Media wall with recess for large television and Gazco living flame fire below. 2 illuminated display recessed. Sliding doors to

DINING AREA

11' 10" x 8' 10" (3.6m x 2.7m)

2 seater breakfast bar.

OPEN PLAN CONTEMPORARY KITCHEN

11' 2" x 10' 10" (3.4m x 3.3m)

By Cooke & Lewis Black units. This galley kitchen has a range of base and wall units with granite style worktops. Pan drawers. 1 1/2 bowl sink. Hotpoint electric Induction hob with extractor over. Microwave. Double oven/grill. Skirting lighting. Extractor fan. Space for fridge freezer.

OPEN PLAN SITTING/DINING ROOM

19' 8" x 9' 6" (6m x 2.9m)

French and bi-fold doors to outside with new decking.

UTILITY

Stable door. Plumbed for washing machine and space for tumble dryer. Laminated worktops. Single drainer stainless steel sink unit with cupboard below. Stable door to outside and workroom.

CLOAKROOM

8' 6" x 9' 2" (2.6m x 2.8m) & 10' 10" x 9' 2" (3.3m x 2.8m)

Low level WC and wash hand basin.

FIRST FLOOR/LANDING

Access to loft hatch.

BEDROOM 1

11' 2" x 11' 2" (3.4m x 3.4m)

Covered radiator. French doors onto large South West facing balcony (6m x 3m). Built-in deep wardrobes with sliding doors and with hanging space, shelves and drawers.

ENSUITE SHOWER

Shower cubicle, vanity wash hand basin and wall hung WC. Heated towel rail. Mirrored wall cabinet.

BEDROOM 4

13' 9" x 6' 7" (4.2m x 2m)

Covered radiator.

FAMILY BATHROOM

Large tub, vanity wash hand basin, shower cubicle and WC. Tile floor. Wall Television by bath. Mirrored cabinet to wall. Heated towel rail. Mirror recess by bath.

BEDROOM 3

12' 6" x 8' 6" (3.8m x 2.6m)

Built-in mirrored wardrobe. Covered radiator.

BEDROOM 2

12' 2" x 10' 6" (3.7m x 3.2m)

Radiator. Fitted wardrobes with mirrored sliding doors, hanging space and shelves. Concealed entrance to

ENSUITE SHOWER ROOM

Shower cubicle, vanity wash hand basin and WC. Mirror wall cabinet. Heated towel rail. Fully tiled walls and floor.

OUTSIDE

To the front is parking area for approx 4 vehicles. Area to side is fenced with shed and oil tank. Rear garden with lawn and Apple Blossom tree. Fenced surround.

ATTACHED GARAGE

10' 10" x 19' 8" (3.3m x 6m)

Electric up and over door. Light and power. Door to rear garden.

SERVICES

Mains water, electricity and drainage. Oil central heating. The ground floor has underfloor heating throughout.

VIEWING

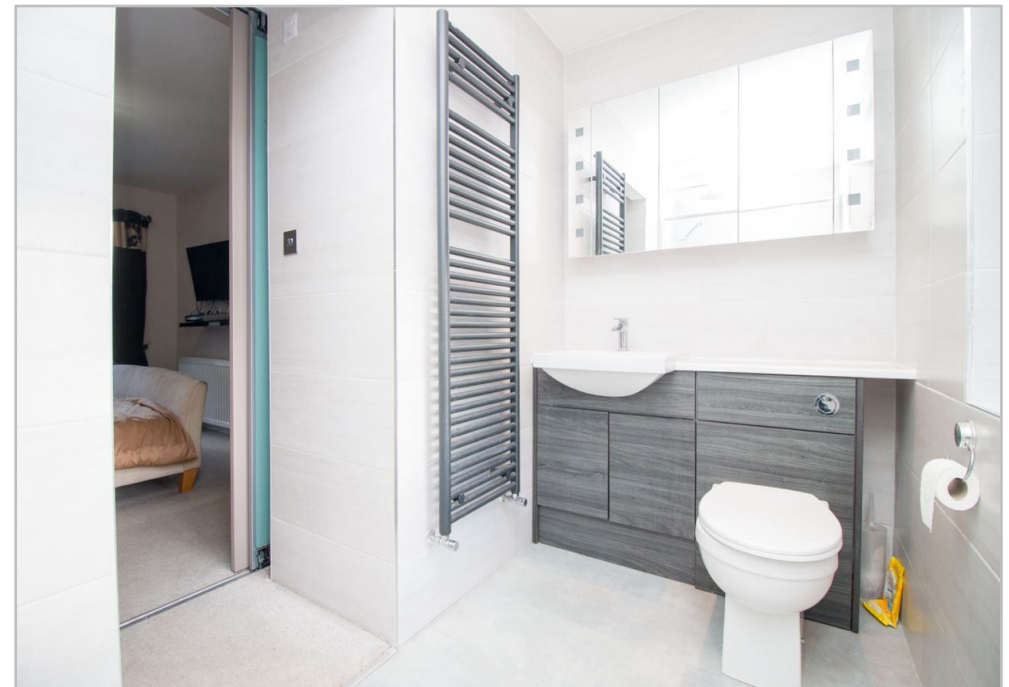
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

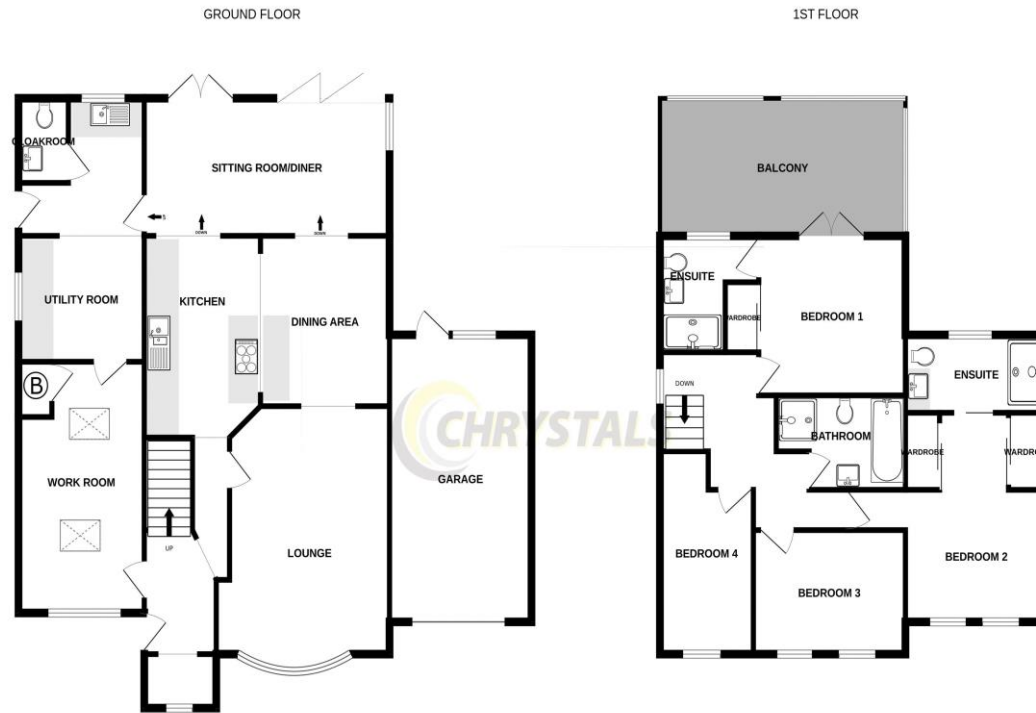
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