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Warren View, The Level, Colby, IM9 4AG
Asking Price £415,000

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Beautifully presented semi detached house, offering wonderful uninterrupted rural views towards the Southern coastline at the front of the property, and across open fields at the rear. The spacious accommodation includes a lounge, family room, dining room, kitchen, cloakroom, 4 double bedrooms and a luxury bathroom. Outside there is good sized garden plus parking area. Viewing highly recommended!





LOCATION

Travelling out of Port Erin along Station Road, turn left at the Four Roads roundabout and travel along Church Road. Turn right at the next mini roundabout and proceed towards Colby. Go straight ahead along Colby Road and Warren View is located on the left hand side.

PORCH

Glazed door to:

HALLWAY

Spacious and welcoming hallway with staircase leading to first floor.

CLOAKROOM

Modern wash hand basin in fitted unit and w.c.

LOUNGE

16' 1" x 13' 1" (4.90m x 3.98m)

Light and airy generous room with large bay window enjoying super rural views over open countryside towards Southern coastline and Steam Railway tracks! Built-in storage and window seats. Open fireplace. Bi-fold doors to:

FAMILY ROOM

11' 1" x 12' 9" (3.38m x 3.88m)

Opening to:

DINING ROOM

10' 0" x 8' 11" (3.05m x 2.72m)

Velux. Built-in cupboard. Door to:

KITCHEN

8' 5" x 13' 4" (2.56m x 4.06m)

Nicely fitted kitchen with excellent range of cream wall and base units and contrasting worktops incorporating stainless steel sink unit, ceramic hob, stainless steel and glass cooker hood, double oven. Tiled splashbacks. Additional storage cupboards with space for American style fridge/freezer. Lovely dual aspect overlooking the garden. Half glazed door leading to outside.

FIRST FLOOR

LANDING

Enclosed staircase leading to attic room/bedroom 4.

BATHROOM

Stunning quality bathroom suite comprising large double shower cubicle with triple wall mounted soap and shampoo dispensers, w.c., square wash hand basin set in contrasting wood effect vanity unit, jacuzzi style bath with shower attachment. Fully tiled walls to contrast with patterned tiled flooring. Downlighters. Xpelair extractor fan. Grey modern vertical radiator. Built-in shelving.

BEDROOM 2

11' 0" x 12' 9" (3.35m x 3.88m)

Good-sized bedroom with lovely rural views of open fields. Rear aspect.

BEDROOM 1

16' 0" x 10' 6" (4.87m x 3.20m)

Generous room set into large bay window with lovely views over open fields towards Southern coastline. Built-in storage and window seats.

BEDROOM 3

8' 10" x 8' 9" (2.69m x 2.66m)

Good sized third bedroom set into pretty bay window. Super rural views towards Southern coastline. Characterful circular window to adjacent wall.

SECOND FLOOR

ATTIC ROOM 1/BEDROOM 4

18' 0" x 13' 0" (5.48m x 3.96m)

Large Velux window. Undereaves storage.

OUTSIDE

Walled and lawned garden to the front of the property. To the side there is a separate lawned area with parking area for 1-2 cars. At the rear of the property there is a spacious walled garden mainly laid to lawn with raised beds. Lovely uninterrupted views across open fields.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing.

POSSESSION

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