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28 Croit Ny Glionney, Colby, IM9 4PP
Asking price £429,000

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Superbly presented modern home, in 'show home' condition, this modern semi-detached house is situated on a sought after smart development, being close to Arbory School and short drive to southern villages with charming nature walks close by. Accommodation comprises lounge, dining kitchen, utility room, cloakroom, integral garage, 4 bedrooms, en-suite shower room and family bathroom. Outside is a south facing beautifully landscaped garden, with driveway to front. Viewing highly recommended to appreciate this lovely home!





LOCATION

Travelling on the A7 through Colby towards Castletown, turn left at the Colby 'Clock' and proceed up the Glen Road. Turn first right into Croit Ny Glionney development and travel straight ahead. Number 28 can be found on the right hand side.

ENTRANCE HALLWAY

Lovely welcoming entrance hallway. Solid oak flooring. Staircase leading to first floor.

LOUNGE

16' 4" x 12' 0" (4.97m x 3.65m)

Solid oak flooring. Good sized room with double doors to:

DINING KITCHEN

14' 10" x 12' 0" (4.52m x 3.65m)

Excellent range of wall and base units with contrasting worktops incorporating stainless steel sink unit, integral 60/40 split fridge /freezer, Siemens ceramic hob with stainless steel cooker hood above, Siemens double oven and grill, ceramic tiled flooring, downlighters. French doors leading to rear garden. Door to:

UTILITY ROOM

10' 10" x 8' 6" (3.3m x 2.6m)

Fitted wall and base units with worktops incorporating sink unit, plumbing for washing machine and dishwasher. Space for dryer and fridge / freezer. Tiled flooring. Wall mounted gas central heating boiler. Door to outside.

CLOAKROOM

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

INTEGRAL GARAGE

15' 4" x 9' 6" (4.67m x 2.89m)

Up and over door. Light and power.

FIRST FLOOR

LANDING

Loft access. Built-in airing cupboard.

BEDROOM 1

16' 2" x 8' 11" (4.94m x 2.71m)

Large bright and airy double bedroom. Rear aspect with pleasant views over garden.

EN-SUITE SHOWER ROOM

8' 6" x 4' 11" (2.6m x 1.5m)

Quality fitted with walk-in shower, w.c., wash hand basin in fitted unit, chrome ladder style heated towel rail, Tiled flooring. Xpelair.

BEDROOM 2

13' 11" x 8' 10" (4.24m x 2.69m)

Spacious double bedroom. Built-in wardrobes. Front aspect.

BEDROOM 3

13' 0" x 9' 3" (3.96m x 2.82m)

Bright double room. Rear aspect.

BEDROOM 4

8' 10" x 7' 3" (2.69m x 2.21m)

Single bedroom. Pleasant rear garden aspect.

BATHROOM

Luxurious modern white suite comprising panelled bath with shower over, w.c., wash hand basin in fitted unit, tiled splashbacks, Xpelair.

OUTSIDE

Beautifully landscaped south facing private rear garden with lawn and patio areas. Rear access gate. Garden shed. Good sized front driveway with open plan lawned area.

SERVICES

Mains water, drainage and electricity. Gas central heating. UPVC double glazing. Includes carpets. Hartford Homes "Winsdale" style house, built in 2013.

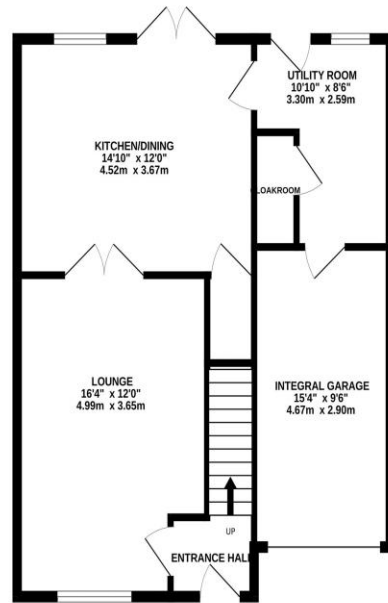
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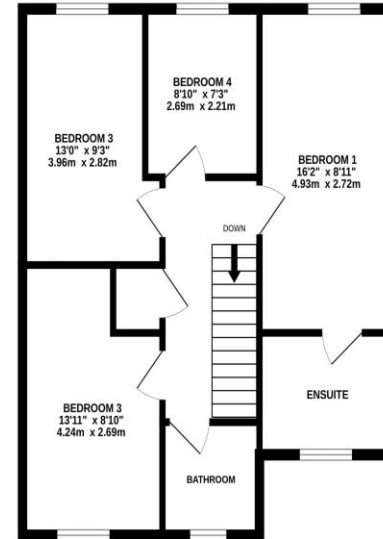




GROUND FLOOR



1ST FLOOR



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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