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South View, 4 The Willows, Ballasalla, IM9 2EW  
**Asking Price £349,000**



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Beautifully presented detached house, set in a quiet cul-de-sac on a small select development, conveniently situated within walking distance to all Village amenities and close to the Airport. Accommodation comprises lounge/dining room with French doors to the rear garden, modern fitted kitchen, cloakroom, 3 bedrooms and bathroom. Outside is a low maintenance rear garden - great space for outdoor entertaining! Parking for 2 cars. The property is in excellent 'show home' condition and viewings highly recommend to appreciate this lovely home!





## LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown and turn left at the first roundabout onto Victoria Road, turn left at the second roundabout onto Douglas Road passing King William's College and the Airport. Travel ahead, over the level crossing, and turn first right into The Paddocks development. Bear left and left again, and South View is located directly ahead.

## **ENTRANCE HALLWAY**

Light and airy welcoming hallway with staircase leading to first floor. Understairs store cupboard. Wooden flooring.

## **CLOAKROOM**

Modern 2 piece suite comprising w.c., wash hand basin, tiled splashbacks, Xpelair.

## **LOUNGE/DINING ROOM**

23' 3" x 12' 0" (7.08m x 3.67m)

Large elegant room with square bay front window. Fireplace with gas fire inset. Wooden flooring. French doors leading to rear garden.

## **KITCHEN**

11' 3" x 10' 0" (3.43m x 3.05m)

Stunning quality modern kitchen comprising white gloss fronted wall and base units with contrasting worktops, integrated dishwasher, fridge/freezer, ceramic hob, electric oven with warming drawer, plumbing for washing machine, fitted shelving, oil central heating boiler.

## **FIRST FLOOR**

### **LANDING**

Storage cupboard.

### **BEDROOM 1**

12' 0" x 10' 6" (3.67m x 3.19m)

Good sized double room. Front aspect.

### **BEDROOM 2**

12' 0" x 10' 0" (3.67m x 3.05m)

Rear aspect double room.

### **BEDROOM 3**

9' 4" x 6' 4" (2.85m x 1.93m)

Rear aspect.

### **BATHROOM**

6' 10" x 5' 11" (2.08m x 1.80m)

Modern white suite comprising paneled bath with shower over, w.c., wash hand basin. Xpelair. Loft access.

## **OUTSIDE**

Pretty walled rear garden with paved patio. Oil tank. Side access. Driveway for 2 cars. Open plan lawned area to front.

## **SERVICES**

Mains water, drainage and electricity. Oil central heating. UPVC double glazing. \*\*\* potential to create additional accommodation with second floor (subject to planning approval).

## **POSSESSION**

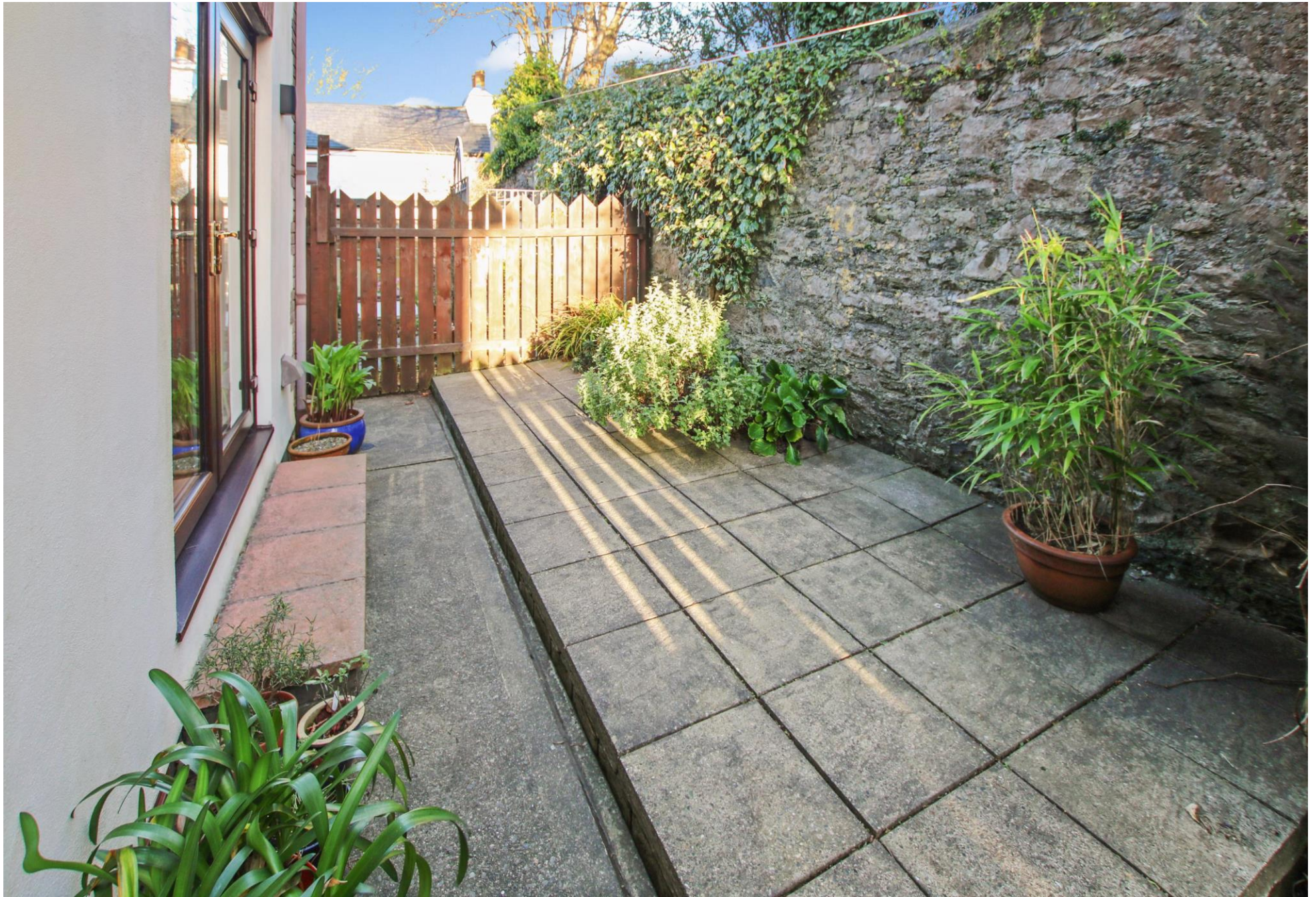
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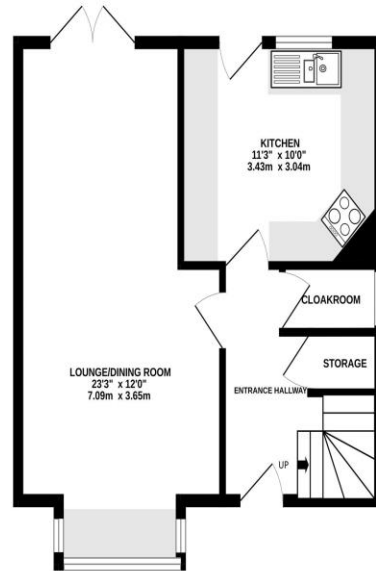




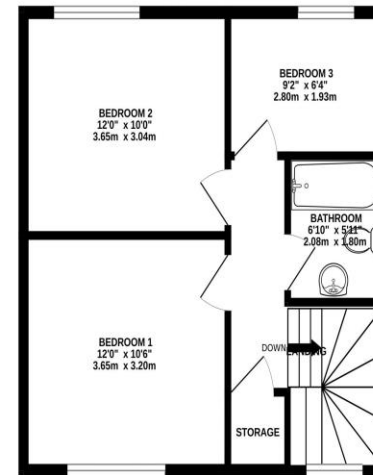




GROUND FLOOR



1ST FLOOR



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