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Ballavitchel, Barroose Road, Baldrine, IM4 6AP  
**Asking Price £665,000**



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Spacious, detached 4-bedroom bungalow nestled in an idyllic countryside setting. Enjoy breathtaking and tranquil views from your secluded gardens, whilst only a 10 minute drive from the Islands vibrant capital. This charming property boasts a large living room, a welcoming kitchen/diner, a convenient utility room with guest WC, and four generously sized double bedrooms, three of which have ensembles. There is a single attached garage and paved driveway offers secure off road parking. The easy-to-maintain gardens are adorned with established trees and shrubs offering a peaceful retreat. Don't miss your chance to own this exceptional property. Schedule your viewing today!



## LOCATION

Travelling out of Onchan proceed onto the Whitebridge Road and continue in the direction of the former Liverpool Arms. Turn left onto Barroose Road and continue for a short distance where Ballavitchel can be found on the right hand side, clearly identified by our For Sale board.

## COVERED OPEN PORCH

## ENTRANCE HALLWAY

Loft access. Attractive wood flooring.

## LOUNGE

15' 8" x 13' 3" (4.77m x 4.04m)

Attractive fireplace with multi fuel log burner and slate tiled hearth. Dual aspect with large picture window with superb open views. Attractive wooden flooring.

## BEDROOM

10' 6" x 9' 10" (3.20m x 2.99m)

Set of sliding doors to the side aspect. Shelving unit. Carpeted floor.

## KITCHEN/DINER

17' 8" x 11' 5" (5.38m x 3.48m)

Fitted with a range of solid wood base, wall and drawer beech units. Wooden work surfaces incorporating a one and a half bowl sink and drainer. Stainless steel Smeg oven with four ring electric hob, stainless steel splashback and stainless steel canopy above. Space for dishwasher and American style fridge/freezer. Superb rural views to the rear. Door providing

access out to the rear garden. Downlighters. Tiled flooring.

## LAUNDRY ROOM

6' 10" x 6' 1" (2.08m x 1.85m)

Fitted with base and wall units. Tiled splashbacks. Plumbed for washing machine. Tiled flooring. Part panelled boarded walls.

## CLOAKROOM

Fitted with a modern white two piece suite comprising of a wash hand basin and W.C. Tiled flooring.

## INNER HALL

Built-in airing cupboard. Loft access.

## BEDROOM

14' 2" x 11' 6" (4.31m x 3.50m)

Stunning open views to the rear aspect. Downlighters. Carpeted floor. Multiple plug sockets. Fitted wardrobes.

## ENSUITE SHOWER ROOM

Fitted with a modern white three piece suite comprising of a corner shower cubicle with Mira electric shower, wash hand basin with vanity storage unit below and W.C. Extractor fan. Fully tiled walls and flooring. Illuminated mirror.

## BEDROOM

11' 11" x 11' 10" (3.63m x 3.60m)

Stunning open views to the front aspect. Fitted wardrobes with matching bedside tables. Carpeted floor. Radiator.

## ENSUITE SHOWER ROOM

Fitted with a white three piece suite comprising of a corner shower cubicle with a Bristan electric shower, wash hand basin and W.C. Extractor fan. Fully tiled walls and flooring.

## BEDROOM

11' 6" x 9' 6" (3.5m x 2.9m) max

Loft access. uPVC double glazed window to side aspect. Carpeted floor. Radiator.

## ENSUITE BATHROOM

Fitted with a modern three piece suite comprising of a toll top bath tub with a Victoria style chrome shower attachment, wash hand basin and W.C. Extractor fan. Downlighters. Chrome heated towel rail. Opaque uPVC double glazed window. Part tiled walls.

## ATTACHED SINGLE GARAGE

16' 7" x 9' 11" (5.05m x 3.02m)

Fitted with an up and over garage door. Housing oil fired central heating boiler. Consumer unit.

## OUTSIDE

To the front of the property there is a block-paved driveway providing off road parking for multiple vehicles with exposed stone wall boundaries to either side and raised flowerbeds. To the side of the property there is a lawned garden extending to a paved patio with open rural views. To the rear of the



property there is a laid to lawn garden with stunning open views.

## SERVICES

All mains services are connected. Private drainage. Oil fired central heating. UPVC double glazed throughout. UPVC fascias and soffits.

## VIEWING

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

## POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

















FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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