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Colby Mill, Glen Road, Colby, IM9 4NY
Asking Price £425,000

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A modern semi-detached property situated in an idyllic riverside location enjoying a quiet and peaceful setting. Spacious accommodation comprises impressive open plan lounge/dining/kitchen, family room, shower room, 4 bedrooms including a large master bedroom with dressing room, French doors to terrace and luxury en-suite bathroom. Outside there is off-road parking for 2 cars to the front, with private rear terraced garden overlooking the river. No onward chain.



LOCATION

Travelling out of Port Erin along Castletown Road, turn left at the Four Roads roundabout. Turn right at the next roundabout and proceed along the main Colby Road. Turn left into Glen Road (by the Colby Village clock) and continue ahead. You will pass the Croit ny Glionney development on the right; Colby Mill will be found around the next bend on the left hand side.

HALL

Staircase to first floor. Tiled floor.

BEDROOM 4

14' 2" x 10' 10" (4.32m x 3.30m)

Lovely light and airy room with high vaulted ceiling, overlooking the river. Tiled floor.

OPEN PLAN

LOUNGE/DINING/KITCHEN

29' 2" x 21' 8" (8.90m x 6.60m)

A stunning open plan living/entertaining space, with a stylish range of modern black gloss wall and base units with contrasting worktops incorporating 1 1/2 bowl stainless steel sink unit, large island unit housing a single bowl sink unit, Aga cooker, wine cooler, integral dishwasher, and tiled floor. 2 Velux windows allow plenty of natural light to flood into the room.

FIRST FLOOR

LANDING

BEDROOM 3/OFFICE

12' 8" x 9' 7" (3.87m x 2.92m)

Versatile room, could be used as a double/twin bedroom or office. Range of fitted cream coloured wall and base units with wooden worktops, washing machine, integrated white 1 1/2 bowl sink unit. Dual aspect windows. High vaulted ceiling.

SHOWER ROOM

Modern suite comprising w.c., wash hand basin in unit, shower cubicle, chrome ladder style heated towel rail, Xpelair. Velux window. Tiled walls.

BEDROOM 2

12' 6" x 12' 5" (3.80m x 3.78m)

Double room. Dual aspect windows plus Velux with fitted blind. Views over fields to the rear.

LOWER GROUND

BEDROOM 1

21' 9" x 18' 11" (6.63m x 5.77m)

Expansive room with French doors leading to outside terrace plus additional access door. Understairs cupboard. Tiled floor.

EN-SUITE BATHROOM

11' 10" x 8' 6" (3.6m x 2.6m)

Stylish contemporary luxury bathroom comprising freestanding bath, wet-room style shower, tiled walls and floor, w.c., wash hand basin in unit, Xpelair.

DRESSING ROOM

7' 4" x 6' 11" (2.24m x 2.10m)

Good range of fitted wardrobes and shelving.

FAMILY ROOM

14' 2" x 10' 5" (4.33m x 3.18m)

Built-in cupboards housing Megaflo. French doors to outside terrace.

OUTSIDE

Off-road parking to the front for 2 vehicles. Wooden shed. Gravelled frontage and private gated entrance to the property. Fabulous rear terrace directly overlooking the river.

SERVICES

Mains water, drainage and electricity. Brand new heat pump. Solar hot water. Underfloor heating throughout. The property was built in 2007/2008.

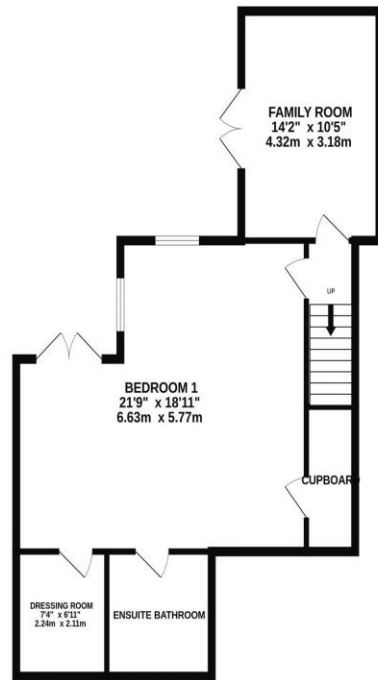
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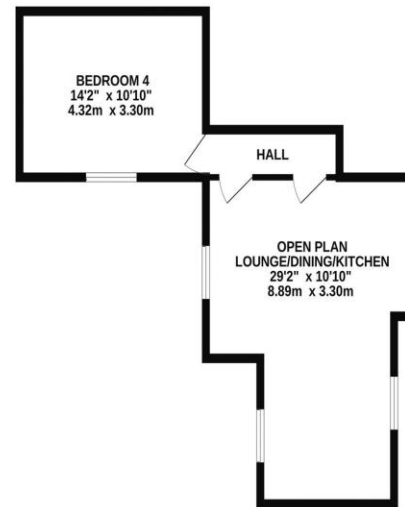




LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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