



13 The Willows, Ballasalla, Isle of Man, IM9 2EW  
**Asking Price £799,950**



- Executive Detached House in Peaceful Cul-de-Sac
- Breakfast Kitchen and Separate Utility Room
- 2 En-Suite Bathrooms and Family Bathroom
- Integral Double Garage
- Almost 3,000 sq ft of Beautifully Proportionally Accomodation
- Hallway with Generous Storage and Ground Floor WC
- Private and Enclosed Lawned Rear Garden
- 2 Generous Reception Rooms Plus Conservatory
- 6 Bedrooms (5 of which are Double)
- Ample Off Road Parking



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### 13 The Willows – Executive Six-Bedroom Detached Home with Double Garage and Garden

Located in a peaceful, sought-after cul-de-sac, 13 The Willows is an impressive six-bedroom executive home offering approx. 3,000 sq ft of well-designed living space. This substantial detached property combines spacious family accommodation with modern convenience.

A large driveway provides ample parking and leads to an integral double garage, which houses the oil-fired central heating system.

Inside, a welcoming entrance vestibule opens into a central hallway with two storage cupboards and a guest WC. The formal dining room, located at the front, features a charming bay window and is perfect for entertaining.

To the rear is the generous living room with a stylish media wall, opening into a bright conservatory via glazed double doors. French doors lead directly from the conservatory to the private rear garden, making this a perfect space for relaxing or hosting.

The heart of the home is the breakfast kitchen, fitted with a wide range of units, integrated appliances, and plenty of workspace. French doors open to the rear garden, and a seating area adds to the kitchen's social appeal. A spacious utility room with external access sits just off the kitchen.

Upstairs, the main bedroom includes a private en suite. Bedroom two is another large double with en suite facilities. Bedrooms three, four, and five are comfortable doubles, while bedroom six is ideal as a nursery or home office. A modern family bathroom and a large airing cupboard with a Megaflor system complete the first floor.

Outside, the fully enclosed rear garden is laid to lawn and offers a safe, sunny space for children and pets.

This spacious and well-maintained home is ideal for growing families and is located in a quiet, family-friendly setting. Early viewing is highly recommended.





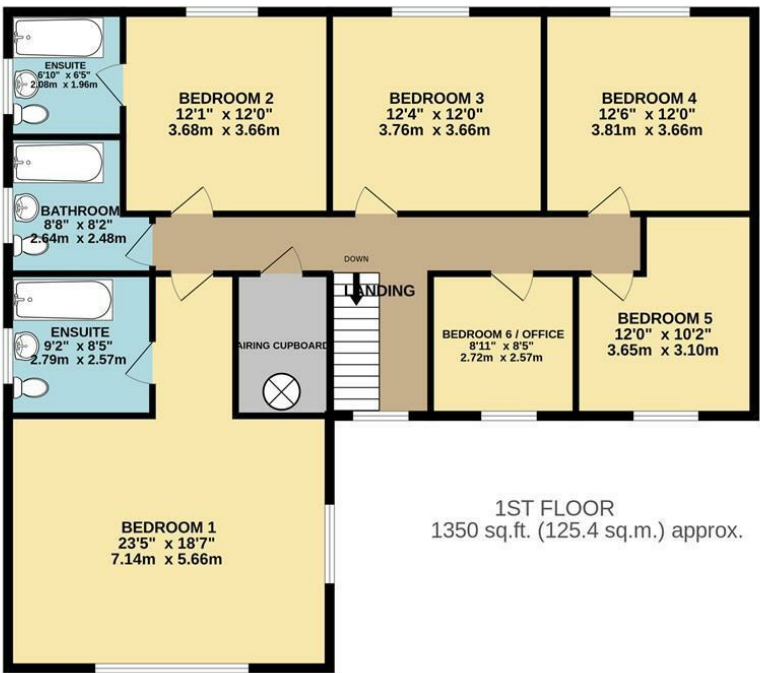
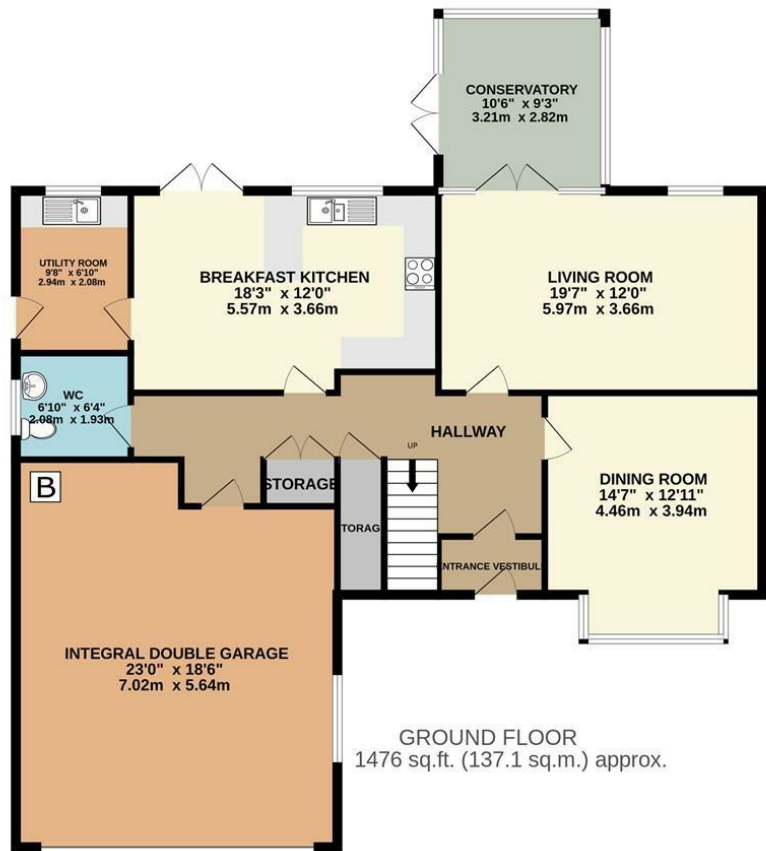












TOTAL FLOOR AREA : 2826 sq.ft. (262.5 sq.m.) approx.  
Not to scale-for identification purposes only  
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