

Arlington Lodge, Strathallan Road, Onchan

Ref No DDP05084



PRICE £1,450,000

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- Superb Newly Built Detached House
- Exclusive Residential Area Enjoying Panoramic Views Across the Bay
- Living Room Opening onto Sun Deck
- Modern Fitted Dining Kitchen
- Utility Room • 2 Cloakrooms
- Laundry Room • Boiler Room
- 6 Bedrooms (3 En-Suite) • Family Shower Room
- Gas Fired Central Heating, Omnie Underfloor Heating & Smart Thermostat System • uPVC Double Glazing
- Cat 6 Internet & TV Cabling Throughout
- Video Entry CCTV & Intruder Alarm with Externally Mounted Cameras
- Integral Double Garage
- Large Enclosed, South Facing Rear Lawned Garden
- Viewing Highly Recommended

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DIRECTIONS TO PROPERTY:

Travelling northwards along Douglas Promenade continue towards the end and turn left up Summerhill Road. Take the first right into Strathallan Road and this property can be found a short distance along on the right hand side.

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The price is to include the fitted floor coverings.

In greater detail the accommodation comprises:

GROUND FLOOR Steps up to entrance door leading to:-

ENTRANCE VESTIBULE Door leading to:-

ENTRANCE HALL (7'6" x 11'1" approx) Superb staircase with glass panelling leading off to the first floor and lower ground floor. 2 storage cupboards. Attractive flooring.



CLOAKROOM (4'8" x 6'8" approx) Suite comprising pedestal wash hand basin and WC. Extractor fan. Slate tiled floor.

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LIVING ROOM (13'6" x 19'7" approx) Ornate feature fireplace. Ceiling down lighters. Double doors leading onto sun deck. Open arch through to:-



FITTED DINING KITCHEN (14'2" x 24'0" approx) Fitted with a modern range of wall and base units with wood effect work surfaces incorporating an inset stainless steel sink with mixer tap and drainer. Matching island unit. Ceiling down lighters. Door to:-



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UTILITY ROOM (10'6" x 12'9" approx) Sink with mixer tap and drainer. Velux window. Door to integral garage.

FIRST FLOOR LANDING Storage cupboard.



BEDROOM 1 (13'6" x 16'4" approx) Built-in wardrobe. Double doors to Juliette balcony providing superb sea views. Door to:-



EN-SUITE BATHROOM (10'5" x 9'7" approx) Luxury suite comprising tiled panelled bath, shower area with shower, wash hand basin set in vanity unit and WC. Marble tiled walls. Vertical heated towel warmer. Marble tiled floor.



BEDROOM 2 (14'8" x 11'8" approx)



BEDROOM 3 (14'8" x 11'7" approx)

SHOWER ROOM (5'5" x 9'3" approx) Fitted with a shower cubicle with electric shower, vanity wash hand basin and WC. Fully tiled walls. Vertical towel warmer. Tiled floor.



L. GROUND FLOOR LANDING Storage cupboard.

CLOAKROOM (3'8" x 5'10" approx) Suite comprising pedestal wash hand basin and WC.

LAUNDRY ROOM (10'7" x 9'9" approx) Sink unit with mixer tap and drainer. Airing cupboard. Eaves storage cupboard. Door to **REAR PORCH** with door to rear.

BOILER ROOM (10'4" x 7'3" approx) Plumbing for washing machine. Worcester gas fired central heating boiler.

BEDROOM 4 (13'7" x 15'6" approx) Double doors to rear garden.



EN-SUITE SHOWER ROOM (8'10" x 5'1" approx) Open shower area with rain head shower and shower attachment, vanity wash hand basin and WC. Fully tiled walls. Vertical towel warmer. Tiled floor.

BEDROOM 5 (11'0" x 15'6" approx) Double doors to rear garden.



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EN-SUITE SHOWER ROOM (3'1" x 6'3" approx) Enclosed shower cubicle with shower, wash hand basin with storage below and WC. Fully tiled walls. Tiled floor.



OUTSIDE

INTEGRAL DOUBLE GARAGE (17'2" x 26'3" approx)

SERVICES

All mains services are installed.

Gas fired central heating with underfloor heating.

uPVC double glazed windows.

ASSESSMENT

Rateable value £268

Approx Rates payable £2,127 (incl. of water rates).

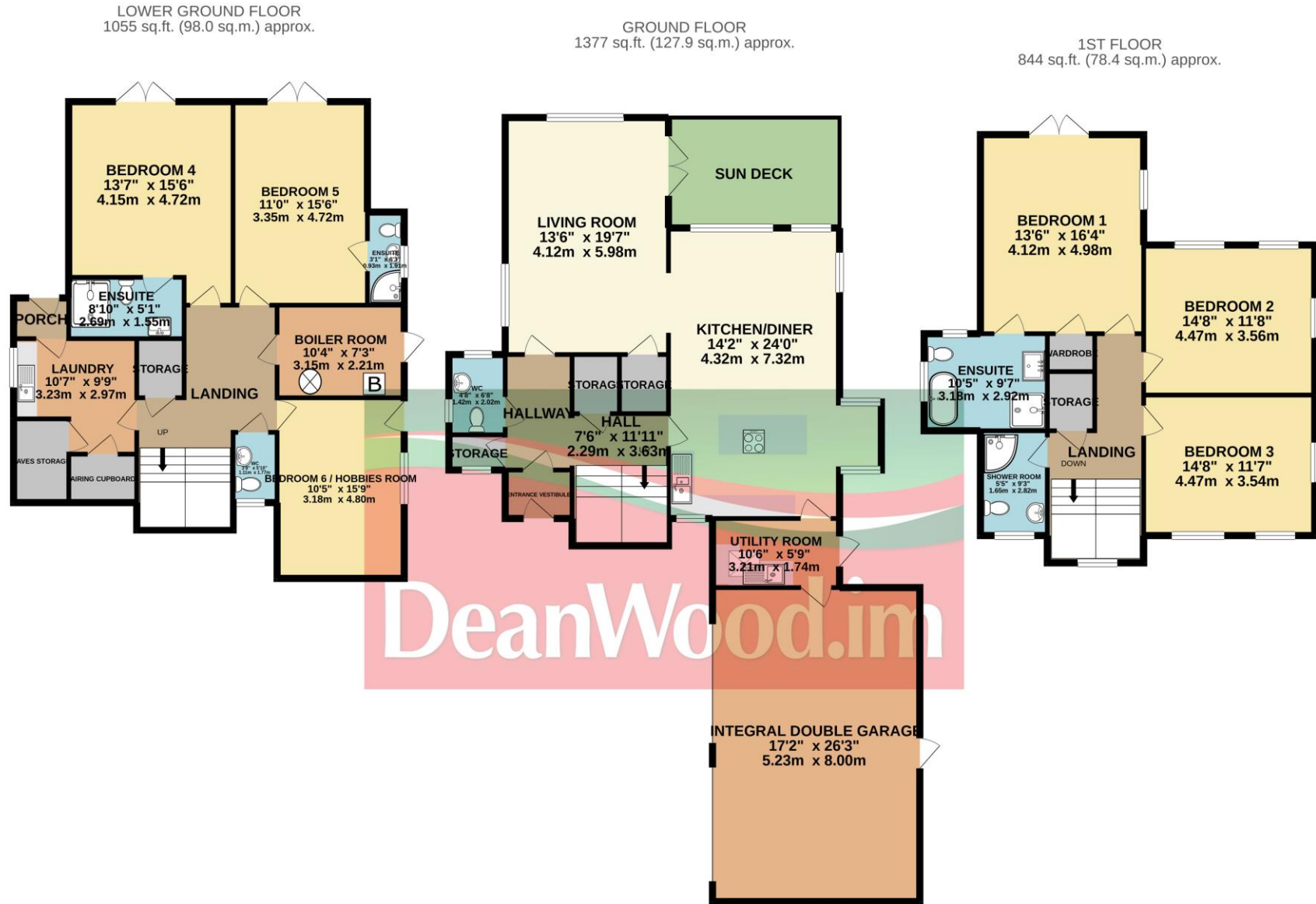
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

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TOTAL FLOOR AREA : 3276 sq.ft. (304.3 sq.m.) approx.

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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