



ASKING PRICE

£849,950

THE DETAILS



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Henmar, 6 Hill Park
Ballakillowey, Colby
£849,950

call in today or visit www.blackgracecowley.com for more details

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THE DESCRIPTION

- Detached true bungalow extending to approx 2,930 sq ft
- Maintained throughout to an exceptional standard
- Set in a 0.35 acre plot with stunning sea views and distant west facing hill views
- Just a short distance from both Port St. Mary and Port Erin
- 4 double Bedrooms, 2 Reception Rooms and 3 Bathrooms
- Modern fitted Kitchen, Utility, guest WC with built in storage throughout
- Large double Garage and Boiler Room
- Block paved parking for several vehicles
- Mature gardens, mainly lawned with mature borders
- Wheelchair friendly ramp access at the rear of the property
- uPVC double glazed throughout and oil fired central heating
- To be sold with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Henmar, 6 Hill Park, Colby to the market, this stunning property sits in an elevated position, within an 0.35 acre plot in a private cul-de-sac in Ballakillowey. Block paved driveway leads up to a large turning circle and parking area, providing ample parking for several vehicles. Upon entering the property, there is a uPVC double glazed door giving access into a large L shaped lean-to that provides internal access through to the double garage and boiler room, this has a fully tiled floor and is uPVC double glazed throughout with modern spotlights. Solid oak entrance door into the property's hallway, the hallway benefits from sun tunnels offering plenty of natural light and wood effect floor. Continuing down the hall, is a guest WC with fully tiled walls and floor, frosted glazed window, high level WC and vanity wash hand basin. The hallway has a built-in airing cupboard, large built-in linen cupboard and additional built-in storage. Door into a modern fitted kitchen which is fitted with a range of off-white wall and base units with brushed chrome handles and solid quartz worktops. A range of high-end integrated appliances to include a microwave, double oven, plate warmer, fridge freezer, wine fridge, dishwasher, hob and overhead extractor. uPVC double glazed window offering stunning views across the surrounding countryside and up towards the Sloc with tiled floor. Off the kitchen, is a door into the dining room, uPVC double glazed dual aspect windows with stunning sea views providing plenty of natural light. Set of double doors giving access into the property's lounge, the lounge, which can also be accessed from the entrance hall, has a feature fireplace, again with dual aspect uPVC double glazed windows with panoramic sea views. uPVC double glazed door, also giving access out to a patio area at the front of the property, which then leads down to the principal gardens. Also off the entrance hall, is a door into the utility room which has matching wall and base units to the kitchen, space and plumbing for washing machine and tumble dryer. Quartz worktops, additional built-in fridge freezer and a double glazed window to front aspect.

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Also off the entrance hall is bedroom four, currently set up as a bespoke home office (safe and leather chairs included) with uPVC double glazed window looking directly out to sea. Fitted units/storage cupboards, filing cabinets and a double desk with carpeted floors. The family bathroom is finished to an exceptional standard, this contemporary style bathroom with modern down lighters and tiled floor features a panelled bath, vanity wash hand basin, WC and a large walk-in shower cubicle with glazed sliding door. Bedroom three is situated to the front of the bungalow, this excellent sized double bedroom, has built-in wardrobes and a large uPVC double glazed picture window with views out to sea and across to Port St. Mary. Bedroom 2, situated at the far end of the hallway, again is an exceptional sized double bedroom with built-in wardrobes and a dressing area, uPVC double glazed window looking into the integral lean to and across the property's driveway. Off bedroom two, is a door into the en suite shower room, which has modern downlighters, walk in corner shower cubicle, pedestal wash hand basin and WC, the frosted glass double glazed window offers plenty of natural light.

Lastly, off the hall, is a door into the master suite. Upon entering the master suite, you walk through a large walk in dressing room and wardrobe space with the equivalent of 3 double wardrobes and a dressing table with storage above. This leads through to the bedroom itself, which is a spacious room with a new uPVC double glazed picture window, looking straight out to sea and across the property's immaculate gardens. Leading from the bedroom is the master en suite with fully tiled walls and floor, large walk in wet room style shower cubicle, with a Aqualisa remote control shower, vanity wash hand basin with mirrored cabinet above, WC and a frosted glass uPVC double glazed window to side aspect.

From the lean to, there is integral access to a large double garage with an electric roller door to the front, it also has an electric attic loft ladder giving access to the entire roof space of the property. Off the garage, is a double glazed door leading out to the side patio and double glazed window offering plenty of natural light. Also, access from within the garage to the boiler room, which houses an oil fired central heating boiler and pressurised hot water cylinder. Additional walk-in storage cupboards from the lean to.



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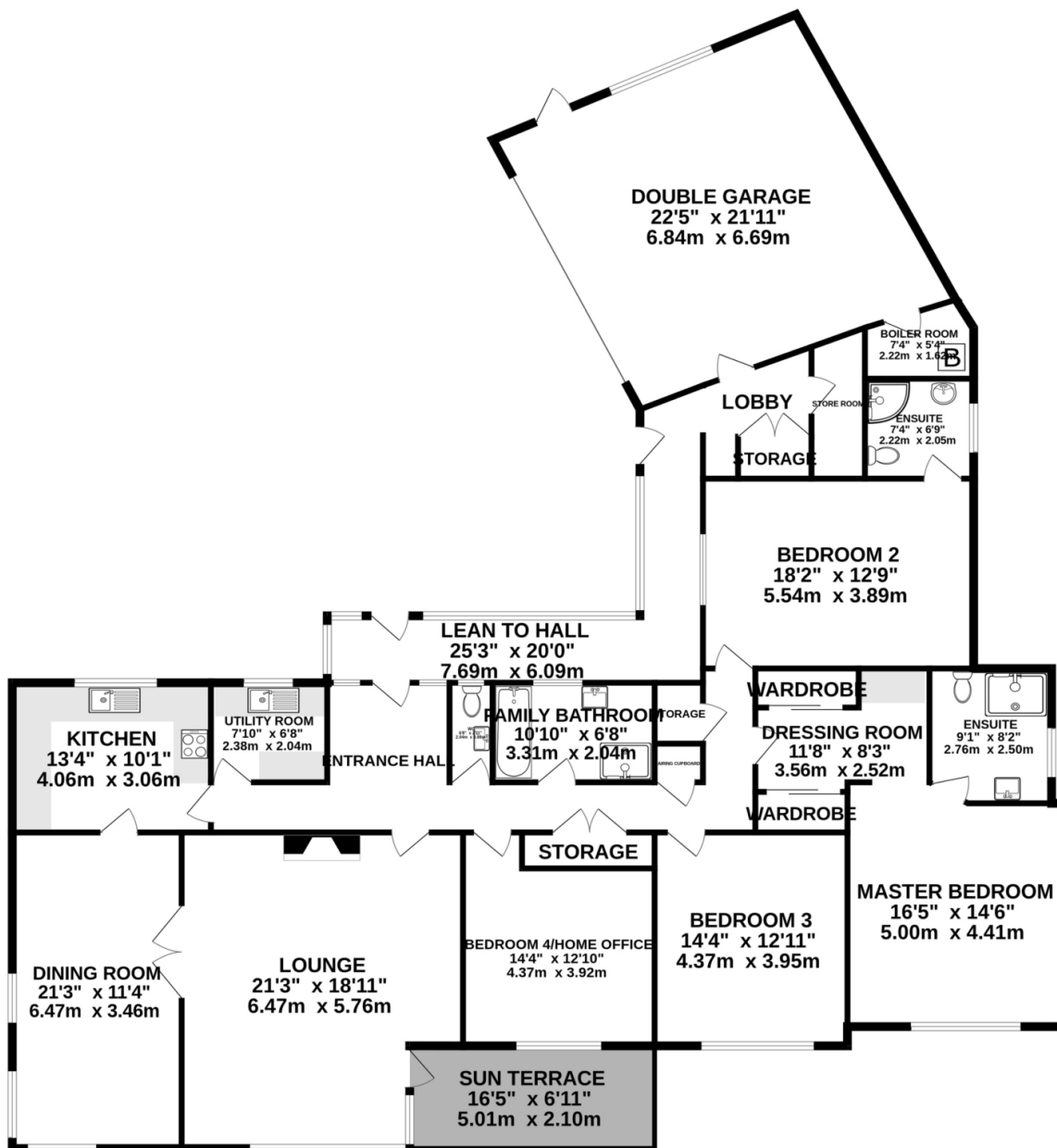
Externally, the gardens have been maintained to an impeccable standard. At the rear of the property is a small lawned area with a feature sculpture, a raised rotunda style patio which is illuminated and attracts the late evening sun. Wheelchair friendly ramp access to the rear of the property. To the front of the property, the gardens are mainly lawned with mature hedge and shrub borders, which maintain complete privacy. There is a summer house to one corner and an Indian stone pathway that extends around the entire bungalow, up to some steps where there is a tiled raised patio area directly off the lounge with glass balustrades and stunning views out to sea. 6 Hill Park is located a couple of minutes drive from both Port St. Mary and Port Erin and 15 minutes drive from Ronaldsway Airport. The property has been maintained both inside and out to a truly exceptional standard by the current vendor. To truly appreciate the space, the quality within, the plot size and the views, please call Black Grace Cowley to organise a viewing.

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FLOORPLAN

GROUND FLOOR
2934 sq.ft. (272.6 sq.m.) approx.



TOTAL FLOOR AREA : 2934 sq.ft. (272.6 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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