



12 Carnane Lane Ballakilly, Port Erin, Isle of Man, IM9 5NQ
Asking Price £769,950

- Beautifully Presented Modern Detached Family Home In Desirable Port Erin
- Separate Lounge, Snug, Study And Utility Room For Flexible Living
- Stunning Open-Plan Kitchen, Dining And Living Space With Bi-Fold Doors
- South-Facing Garden, Spacious Patio And Attractive Countryside Aspects
- Four Generous Bedrooms Including Two Stylish Ensuite Shower Rooms
- Large Block-Paved Driveway, Single Garage And Remaining NHBC Guarantee



An exceptional opportunity to acquire a beautifully presented modern detached family home, perfectly situated in one of Port Erin's most desirable residential locations.

Conveniently positioned within easy reach of the village centre, swimming pool, pubs, schools, beach and the picturesque Bradda Head, the property also benefits from excellent transport links, with Douglas town centre approximately 25 minutes away.

Situated within a sought-after cul-de-sac development, this impressive home offers stylish contemporary living with high-quality finishes throughout and the remainder of a 10-year NHBC guarantee, providing additional peace of mind. Designed with modern family living in mind, the accommodation is both spacious and versatile.

The ground floor comprises a welcoming reception hall with cloakroom (WC), an elegant lounge ideal for relaxing, and a separate snug offering flexibility as a reading room or playroom.

The heart of the home is the stunning open-plan kitchen, dining and living area, flooded with natural light and featuring bi-folding doors opening onto the private south-facing garden and patio – perfect for entertaining and al fresco dining.

The contemporary kitchen is beautifully appointed with sleek cabinetry, quality integrated appliances and ample workspace. A separate study provides an ideal work-from-home environment, while the utility room offers additional storage and direct access to the bright single garage.

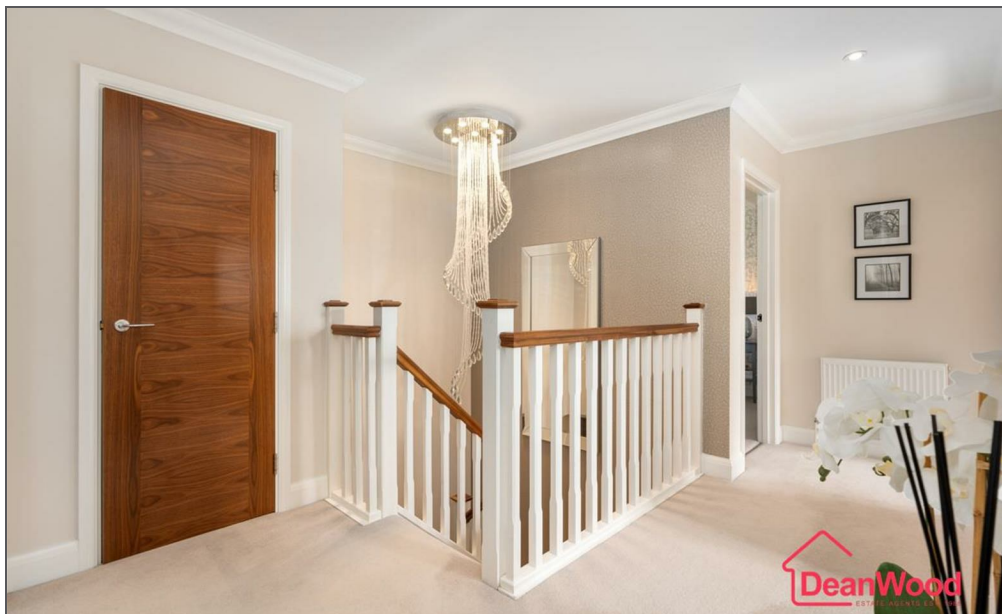
The first floor offers four generously proportioned bedrooms, all benefitting from fitted storage. The luxurious principal bedroom features a stylish ensuite shower room, while the second bedroom also enjoys ensuite facilities and attractive countryside views. A modern family bathroom serves the remaining bedrooms, alongside two airing cupboards.

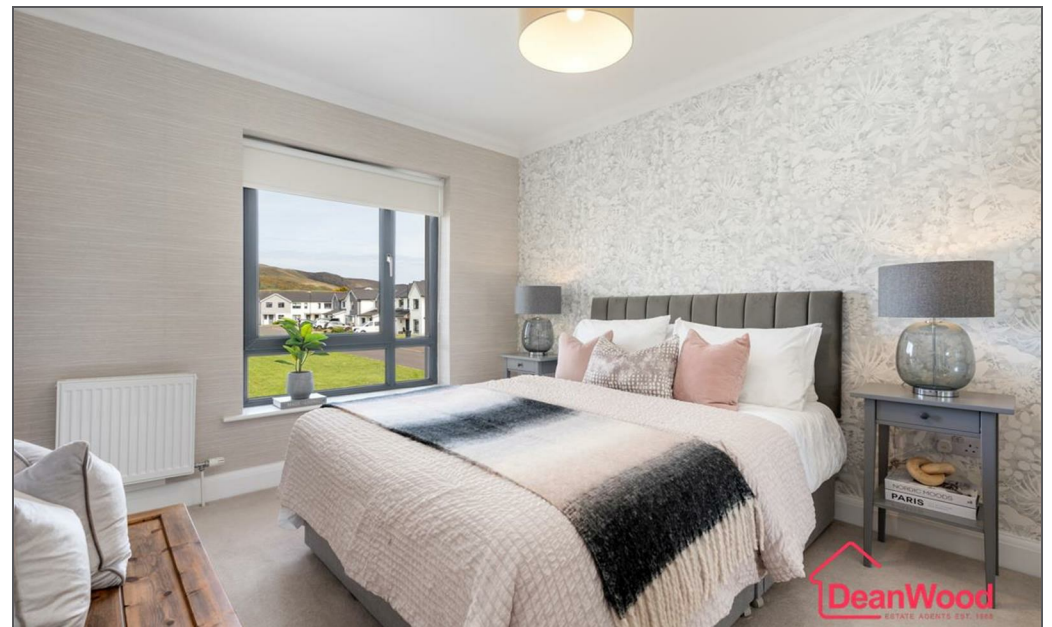
Externally, the property enjoying countryside aspects, a lawned rear garden and spacious paved patio area. To the front is an open-plan garden and a large block-paved driveway.













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TOTAL FLOOR AREA : 2234 sq.ft. (207.5 sq.m.) approx.

Not to scale-for identification purposes only
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