



1 Tommy Clucas Avenue, Peel, Isle of Man, IM5 1QX

Asking Price £415,000



- Modern 'Keppel' style semi-detached home constructed in 2016, finished in attractive low maintenance red brick and positioned in a sought after cul-de-sac location
- Stylish modern dining kitchen with integrated appliances, useful storage cupboard, French doors to the rear garden and access to a separate utility room
- Conveniently located within easy reach of Peel town centre, marina, promenade, beach, shops, restaurants, pubs, swimming pool and historic Peel Castle
- Three well proportioned bedrooms, all benefiting from fitted wardrobes, complemented by a luxury bathroom finished with contemporary fittings
- Welcoming living room featuring a bay window, creating a bright and comfortable space ideal for everyday living and relaxation
- Paved driveway providing off road parking and access to the integral garage, with front and rear lawned gardens and a paved rear patio



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This modern and stylish 'Keppel' style semi-detached home is situated on a desirable corner plot within a highly sought after cul-de-sac location, offering an attractive and low maintenance exterior finished in red brick. Constructed in 2016, the property has been designed with contemporary living in mind and benefits from luxury fixtures and fittings throughout, creating a home that is both practical and visually appealing. Its location provides excellent convenience, being within easy reach of Peel town centre, the marina, local shops, swimming pool, pubs, restaurants, promenade, sandy beach and the historic Peel Castle.

Upon entering the property, the accommodation flows well and is presented to a high standard. The living room is a welcoming space, enhanced by a bay window that allows plenty of natural light to fill the room, creating a bright and comfortable area for relaxation. To the rear of the property is a stunning modern dining kitchen which forms the heart of the home. This space is fitted with contemporary units and integrated appliances, complemented by a useful storage cupboard and a door leading through to the utility room. French doors open directly onto the rear garden and paved patio, providing an ideal setting for alfresco dining or entertaining.

The ground floor also benefits from a cloakroom with WC, a separate utility room and internal access to the integral garage, which houses the gas fired central heating system. Upstairs, there are three well proportioned bedrooms, all complemented by stylish fitted wardrobes, along with a luxury bathroom finished with modern fittings.

Externally, the property offers an attractive paved driveway providing off road parking and access to the integral garage. The front and rear gardens are mainly laid to lawn, with a paved patio to the rear and wooden boundary fencing, creating a private and low maintenance outdoor space.



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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.
Not to scale-for identification purposes only
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1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



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