



ASKING PRICE

£719,950

THE DETAILS



34 Croit Ny Glionney
Colby
£719,950

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

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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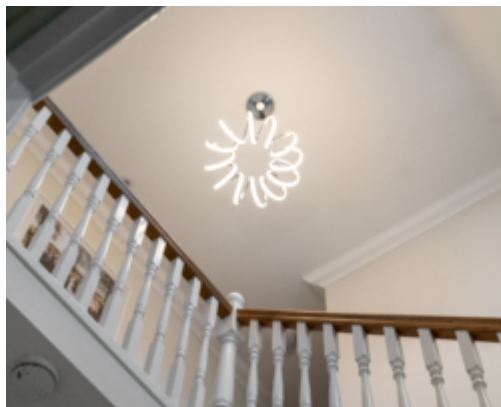
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THE DESCRIPTION

- Detached Modern Executive Home
- Within walking distance of Colby Glen and Arbory Primary School
- Located on a popular private estate in Colby
- 4 Bedrooms, 3 Bathrooms
- 3 Reception Rooms, Spacious kitchen/breakfast room
- Downstairs WC, Separate Utility Room
- Integral garage, Off-street parking for two to three vehicles
- Large, private south-facing lawned garden
- Gas-fired central heating, uPVC double glazing throughout
- Convenient bus routes to Port Erin and Castletown

THE PROPERTY

Black Grace Cowley are delighted to offer number 34 Croit Ny Glionney, to the market. This substantial detached Rowan style executive home sits on a fantastic plot within the Croit Ny Glionney development. To the front of the property, there is a block paved driveway, big enough for 2 to 3 vehicles and a private lawned front garden with a footpath leading up to the entrance door.

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Upon entering the entrance hall, you have a double height ceiling, offering plenty of natural light and a feeling of space, incorporating a galleried landing on the 1st floor and stairs up to the first floor. There's a downstairs WC situated underneath the stairs with a wash hand basin, vanity unit and WC. Off the entrance door, there is a door into a large lounge with a double glazed window to front aspect and an electric feature fireplace to one wall. A set of double doors that then lead through to the dining room. From the dining room, you can access the kitchen breakfast room directly, but there is also a set of double doors giving access out to an extremely generously sized conservatory. It's uPVC double glazed to all three sides with a pitched Perspex roof and a set of French patio doors giving access directly out onto the rear garden. The kitchen breakfast room extends to approx. 18 ft and is fitted with a range of modern wall and base units to either side, two double glazed windows looking onto the properties rear gardens, integrated appliances and a tiled floor, ample space for a large breakfast table to one end. Off the kitchen breakfast room, is a door into the utility room, which is fitted with matching wall and base units to the kitchen. Laminate worktops and a sink and drainer, space and plumbing for a washing machine and a door giving access out to the rear garden and an integral door into the garage. The garage is a slightly longer than standard single garage with an up and over door to the front. The garage also houses the gas fired central heating boiler. Lastly, on the ground floor, off the entrance hall, you've got a door into bedroom 3 with a double glazed window to front aspect and an en suite shower room with a walk-in double shower cubicle, wash hand basin and WC.

Taking the stairs up to the 1st floor there is a galleried landing and a large Velux window offering plenty of natural light down to the entrance hall area. Off the galleried landing, is a door into the master suite, which has a double glazed window looking onto the rear garden. Off the bedroom area, you've got a large walk in wardrobe/ dressing room with a porthole window, offering plenty of natural light with hanging rails on either side of the room. There's also a master en suite which has a double glazed window to rear aspect and fitted with a corner shower cubicle, wash hand basin and WC. Also off the landing, is bedroom 2, which is situated to the opposite end of the master bedroom. Bedroom 2 is a large double bedroom with a double glazed window to front aspect, and a set of fitted wardrobes, the equivalent of a triple with mirror sliding doors. Bedroom 4, also situated to the front of the property, has a double-glazed window to front aspect. The family bathroom is fully tiled, with a panelled bath, wash hand basin and WC, frosted glazed window to rear aspect. Also off the galleried landing, there is a walk in airing cupboard which houses the megaflow hot water cylinder.



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To the rear of the property is an extremely private rear garden and a patio area directly off the conservatory and utility room, that leads then on to a large flat lawned garden, perfect family sized garden. It's got timber fencing to all sides with mature hedge and tree borders to the rear. Timber shed to the far corner and gate to the side of the property.

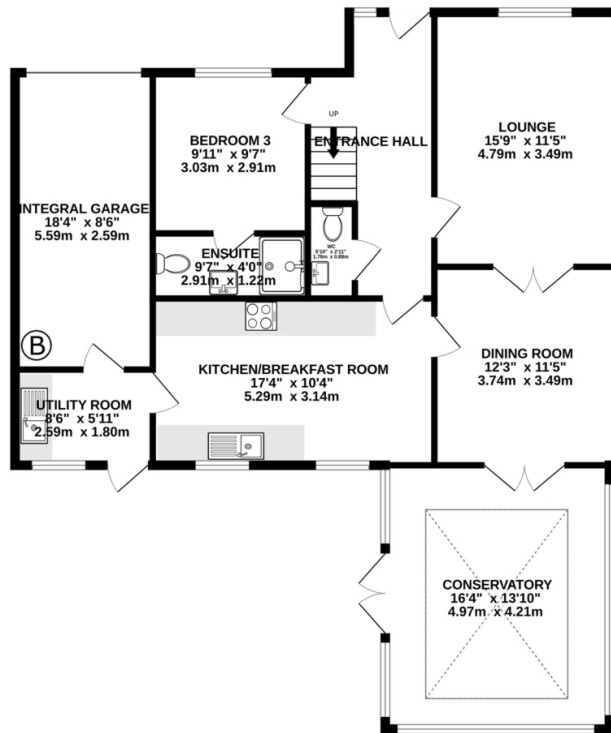
The property is situated within easy walking distance of Colby's local amenities, primary schools, and bus routes giving convenient access down to the south of the island and to Castletown. Just 20 to 25 minute drive from Douglas Town Centre. To appreciate the space on offer, the location and to have the opportunity to purchase a substantial home in the south of the island within this price band, please call Black Grace Cowley to arrange a viewing.

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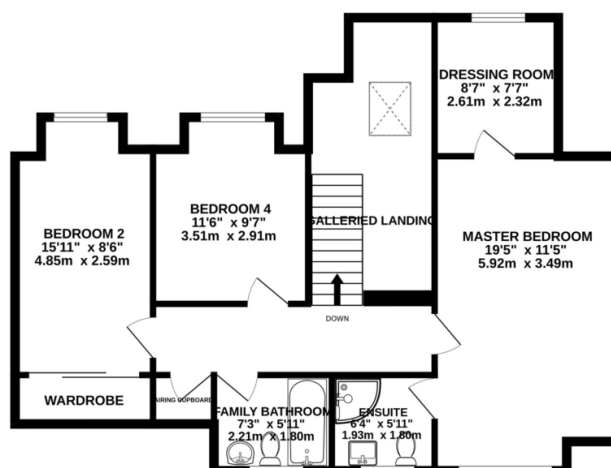
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FLOORPLAN

GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 2021 sq.ft. (187.7 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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