



29 Silverburn Drive, Ballasalla, Isle of Man, IM9 2EF  
Asking Price £415,000



- **Detached True Bungalow in Excellent Condition with PP Approved for Extensions**
- **2 Double Bedrooms with Fitted Wardrobes**
- **Generous Lounge**
- **Large Family Bathroom with Bath and Walk-in Shower**
- **Dining Room Opening to Fitted Kitchen and Leading to Conservatory**
- **Garage with Extended Driveway and Large Landscaped Rear Garden**



## 29 Silverburn Drive, Ballasalla, Isle of Man, IM9 2EF

29 Silverburn Drive is a beautifully presented true two-bedroom bungalow, offered in excellent condition and clearly well maintained over the years. The property occupies a generous plot with an impressive landscaped rear garden, providing a wonderful outdoor space to enjoy. Notably, planning permission has been granted to extend on both sides, removing the current conservatory and garage to create a brand-new sunroom, a modern open-plan kitchen, and two further bedrooms, one benefitting from an en suite. This offers huge scope for those seeking to create a larger, contemporary home tailored to their needs.

From the moment you step through the front door into the welcoming hallway, the home offers a bright and airy atmosphere. The living room is positioned to the front of the property and is a spacious, comfortable reception room. The kitchen is fitted with a range of wall and base units and features a large opening into the dining room, which itself enjoys direct access to the rear garden. Double glazed doors flood the space with natural light and lead into the conservatory, another bright and versatile room that also connects seamlessly with the garden.

There are two generous double bedrooms, both of which include fitted wardrobes, together with a large family bathroom complete with bath and separate shower, ideal for modern living.

Externally, the property enjoys a large, sunny rear garden that is fully enclosed, offering multiple seating areas, a lawn with mature shrubs, and excellent additional features including a garden shed and summer house with patio – perfect for outdoor entertaining. To the front, a driveway provides ample off-road parking and extends along the side of the property, further enhancing the practicality of this delightful home.







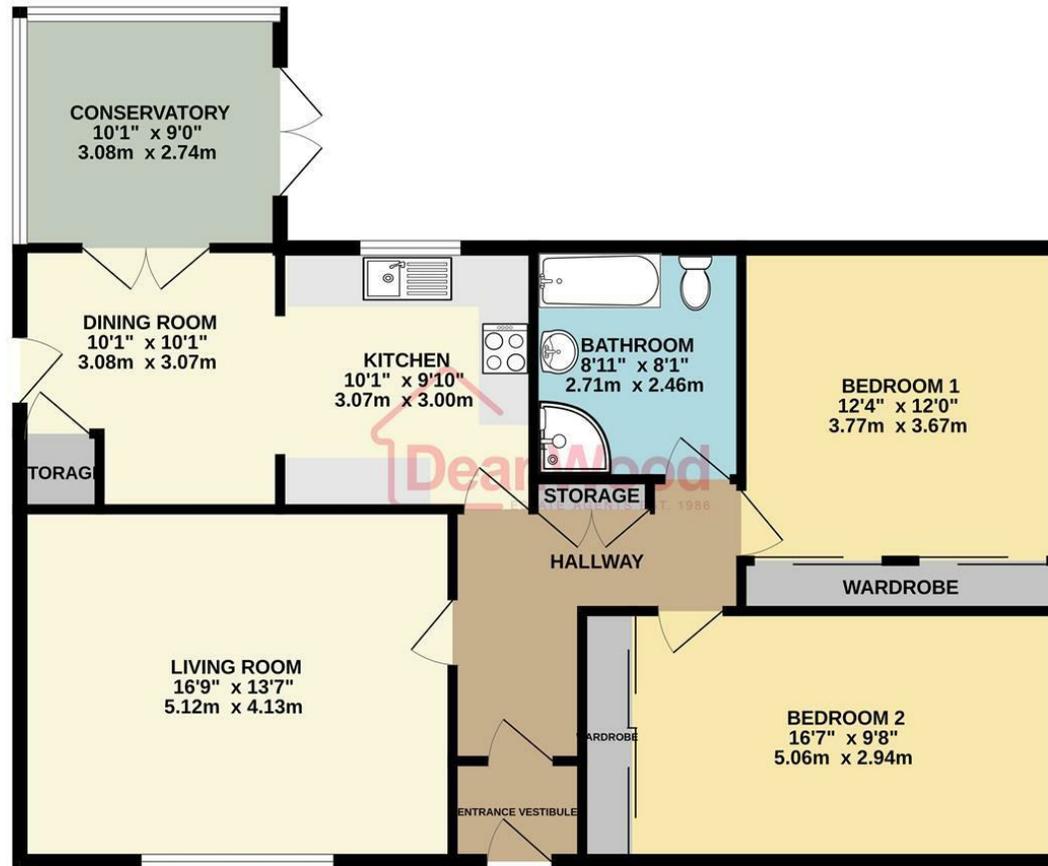






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GROUND FLOOR

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