



ASKING PRICE

£565,000

THE DETAILS



3



2



2



4 Homefield Park

Ballasalla

£565,000

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

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THE DESCRIPTION

- Substantial detached true bungalow situated in a quiet cul-de-sac
- Spacious Lounge, Sunroom
- Separate Dining Area, Kitchen and Utility Room
- 3 Bedrooms, 2 Bathrooms (1 En-suite)
- Double garage and off-street parking for several vehicles
- Set within private landscaped grounds
- Oil fired central heating, uPVC double glazing throughout
- In need of some modernisation
- Within walking distance of Ballasalla amenities, close to Ronaldsway Airport and King William's College
- Situated on a regular bus route to Douglas and the south of the Island

THE PROPERTY

BGC are delighted to offer 4 Homefield Park to the market. This spacious detached true bungalow occupies an excellent-sized plot in a quiet cul-de-sac location in Ballasalla. To the front, there is off-street parking for several vehicles, together with access to a large double garage.

A composite double-glazed entrance door, with windows either side, leads into the vestibule and spacious entrance hall. The large lounge features two uPVC double-glazed windows overlooking the rear garden, a feature fireplace and an opening into the sunroom, which has French patio doors leading out to the south-facing rear garden. An arched opening from the lounge leads into a separate dining area, with dual-aspect windows and access to the fitted kitchen. The kitchen comprises a range of wall and base units with laminate worktops, a one-and-a-half-bowl sink and drainer, integrated oven and hob, side-aspect double-glazed window and breakfast bar. An opening leads into a spacious utility room, offering plumbing and space for a washing machine and tumble dryer, matching kitchen units, sink and drainer, built-in cupboard housing the hot water cylinder and a double-glazed door leading to the south-facing patio. There is also integral access to the double garage, which has two up-and-over doors and houses the oil-fired central heating boiler.

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At the opposite end of the entrance hall are three good-sized double bedrooms. The master bedroom is particularly spacious, with dual-aspect uPVC double-glazed windows, extensive fitted wardrobes and bedroom furniture. The en-suite bathroom features fully tiled walls, a panelled bath, WC, washbasin with pedestal and built-in linen cupboard. Bedroom two is a good-sized double, with fitted wardrobes and dressing furniture, together with a side-aspect window overlooking the rear garden. Bedroom three also offers double-bedroom accommodation, two banks of fitted wardrobes and a front-aspect window. The family bathroom comprises a panelled bath, WC, wash hand basin with pedestal, chrome heated towel rail and walk-in shower cubicle.

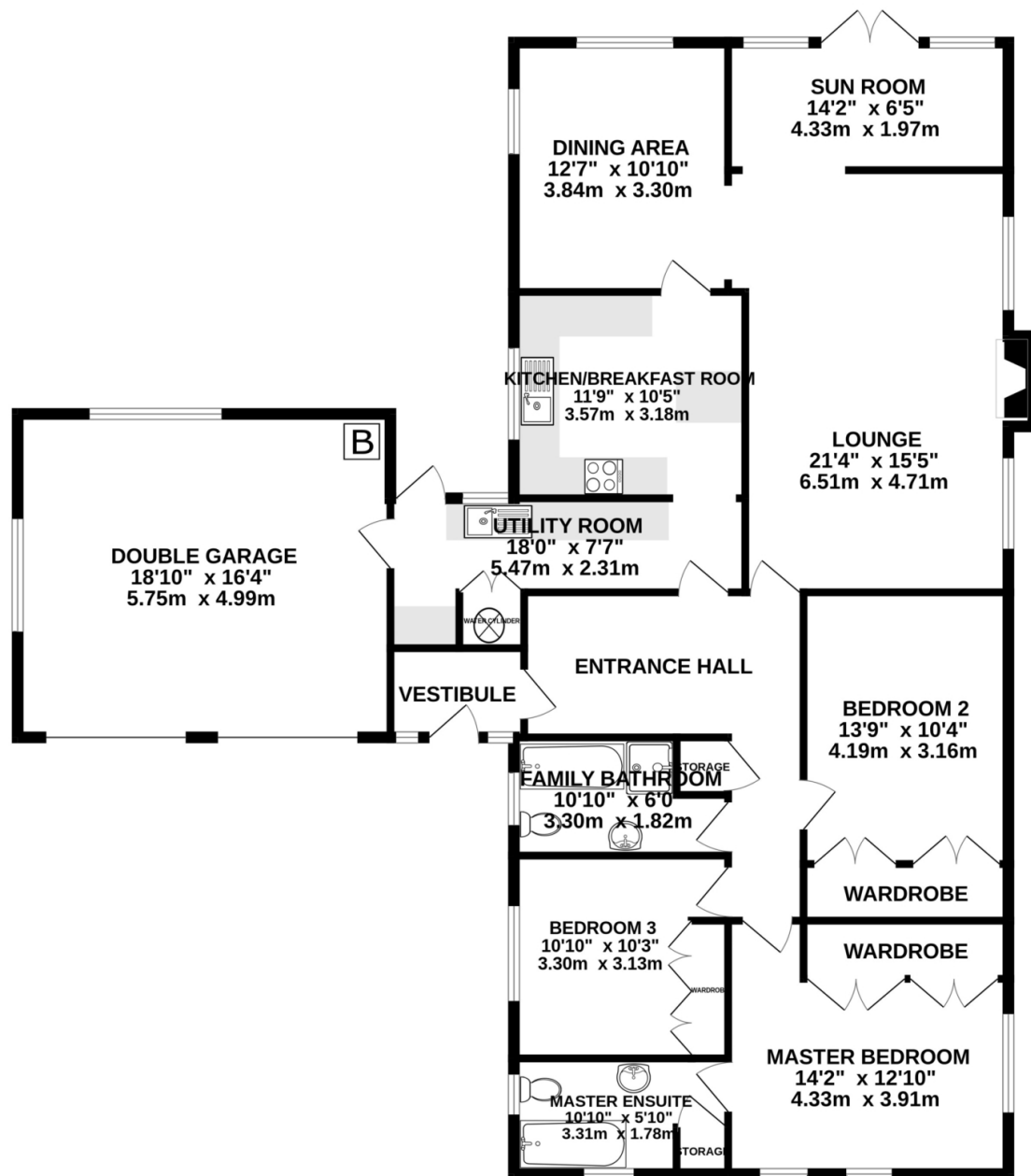
Externally, the gardens extend around the front, side and rear of the property and are predominantly laid to lawn, with mature shrubs and fenced boundaries. The rear garden features a tree-lined border, ornamental pond and large paved patio area, while mature hedging to the front provides excellent privacy.

The property would benefit from cosmetic modernisation throughout, offering an excellent opportunity for a purchaser to update and personalise the accommodation.

Homefield Park is conveniently located within walking distance of Ballasalla village and its local amenities, as well as Ronaldsway Airport. King William's College is a short distance away, and local bus routes serving Douglas and the south of the Island are within approximately a five-minute walk. The property is offered for sale with no onward chain.

FLOORPLAN

GROUND FLOOR
1816 sq.ft. (168.7 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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