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The Windermere, 27 Cronk Cullyn, Colby, IM9 4NQ  
**Asking price £875,000**

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Immaculately presented detached true bungalow, situated on a sought-after development and enjoying superb open-field views to the rear. Conveniently located with easy access to local village amenities and the southern villages. The spacious and versatile accommodation comprises a generous lounge/dining room, a well-appointed dining kitchen, family room, office, utility room, integral double garage, three/four bedrooms, two en-suite shower rooms, and a family bathroom. Externally, the property benefits from a private lawned rear garden. To the front, there is an open-plan lawned garden together with a block-paved driveway providing parking for several vehicles.



## **LOCATION**

Travelling from Port Erin through Colby, passing the Colby Glen Public House, take the second turning on the left hand side into Cronk Y Thatcher. Proceed ahead into Cronk Cullyn and number 27 can be found along on the right hand side towards the top of the cul-de-sac.

## **ENTRANCE HALL**

Spacious bright and airy hallway.

## **CLOAKROOM**

White suite comprising wash hand basin, w.c.

## **BEDROOM 3**

9' 7" x 13' 9" (2.92m x 4.19m)

Front aspect.

## **BEDROOM 2**

10' 9" x 13' 9" (3.27m x 4.19m)

Front aspect.

## **DRESSING ROOM**

6' 11" x 5' 4" (2.11m x 1.62m)

## **EN-SUITE SHOWER ROOM**

6' 11" x 7' 9" (2.11m x 2.36m)

Shower, wash hand basin in unit, w.c., mirrored unit. Tiled walls and floor.

## **BATHROOM**

6' 2" x 7' 4" (1.88m x 2.23m)

## **BEDROOM 1**

10' 4" x 15' 0" (3.15m x 4.57m)

Rear aspect. Built-in wardrobes and cupboards.

## **DRESSING ROOM/BEDROOM 4**

10' 3" x 17' 10" (3.12m x 5.43m)

Rear aspect. Built-in wardrobes.

## **EN-SUITE BATHROOM**

7' 0" x 6' 0" (2.13m x 1.83m)

White suite comprising bath with shower over, wash hand basin, w.c.

## **DINING KITCHEN**

13' 9" x 13' 11" (4.19m x 4.24m)

Large room with a good range of wood fronted wall and base units incorporating double oven, hob cooker hood, sink unit. Downlighters. Kardean flooring. Door to integral garage.

## **LIVING AREA**

18' 11" x 17' 10" (5.76m x 5.43m)

Generous light and airy room, feature fireplace. French doors leading to garden. Leading to:

## **DINING AREA**

10' 9" x 17' 10" (3.27m x 5.43m)

Doors leading to kitchen and family room.

## **FAMILY ROOM**

13' 1" x 16' 5" (3.98m x 5.00m)

Sliding doors to rear garden. Tiled floor. Log burner.

## **INNER HALL**

Door to integral garage.

## **INTEGRAL DOUBLE GARAGE**

17' 6" x 20' 10" (5.33m x 6.35m)

Electric up and over door. Boiler room.

## **OFFICE**

9' 7" x 13' 0" (2.92m x 3.96m)

Rear aspect.

## **UTILITY ROOM**

7' 9" x 16' 5" (2.36m x 5.00m)

Wall and base units, stainless steel sink unit, plumbing for washing machine, space for dryer and fridge. Tiled floor. Door to outside.

## **OUTSIDE**

Large plot with private enclosed rear garden mainly laid to lawn, patio area, vegetable patch. Shed to side. Lawn area to the front planted with shrubs and trees. Block paved driveway, parking for several cars.

## **GARDEN ROOM**

10' 3" x 18' 3" (3.12m x 5.56m)

Large, insulated shed, with light and power, shelving.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating. UPVC double glazing.

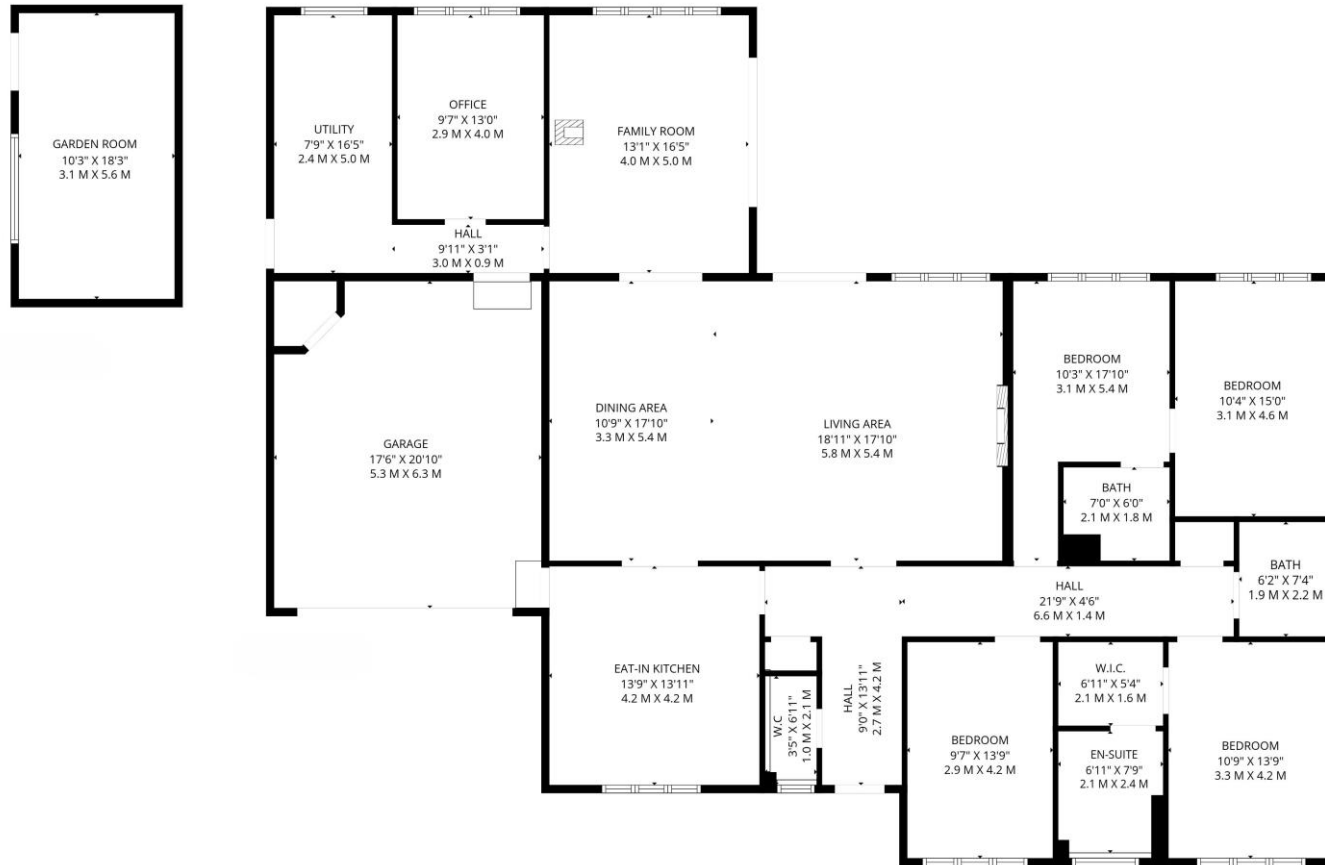
## **POSSESSION**

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**TOTAL: 2525 sq. ft, 235 m2**

Basement: 0 sq. ft, 0 m2, 1st floor: 2525 sq. ft, 235 m2

EXCLUDED AREAS: UTILITY: 127 sq. ft, 12 m2, WALLS: 147 sq. ft, 13 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Since 1854



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