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2 River Vale, Braddan, IM4 4TH
Asking Price £750,000

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Situated within the ever-popular parish of Braddan, 2 River Vale presents an exceptional opportunity to acquire a beautifully appointed executive detached residence, offering generous proportions, modern comforts and superb family living. Occupying a prime position within this sought-after development, the property provides well-balanced accommodation extending to four bedrooms, one ensuite, complemented by a contemporary family bathroom. The ground floor is centred around a welcoming entrance hall, leading to a series of bright and spacious reception areas perfectly suited to modern family life. The principal living space enjoys an abundance of natural light and flows seamlessly into the rear garden, creating an ideal setting for summer evenings and indoor-outdoor entertaining. To the first floor, four well-proportioned bedrooms offer ample space for both family and guests. The impressive principal suite benefits from fitted storage and a stylish en suite shower room. Designed with both lifestyle and practicality in mind, the versatile layout is perfectly suited to growing families,



professional couples or those who enjoy entertaining. Externally, the property continues to impress. The south-west facing rear garden enjoys afternoon and evening sunshine, creating a wonderful outdoor space for relaxation and socialising. Surrounding the property are well-maintained gardens, principally laid to lawn, with mature shrub borders adding colour and interest throughout the seasons. To the front, a block-paved driveway provides extensive off-road parking and turning space, with two attached single garages offers excellent storage and practicality. Positioned within easy reach of Douglas, local schools, amenities and transport links, yet enjoying the quieter residential setting of Braddan, this outstanding home successfully combines convenience with executive living. Offered for sale with no onward chain, early viewing is highly recommended.

LOCATION

Travelling out of Douglas from Quarterbridge along Peel Road, continue in the direction of Braddan Bridge and turn right at the Jubilee Oak Tree onto Braddan Road. Take the second left hand turning into River Vale and follow the road past the entrance to River Walk on the right. The property can be found a short distance where on the left hand side

PORTICO ENTRANCE PORCH

ENTRANCE HALL 16'0" x 8'5" (4.9m x 2.6m)

CLOAKROOM 4'9" x 5'5" (1.5m x 1.6m)

LOUNGE 25' 9" x 19' 6" (7.8m x 5.9m)

DINING ROOM 17' 6" x 15' 3" (5.3m x 4.6m)

KITCHEN 9'5" x 14'2" (2.9m x 4.3m)

DINING AREA 10'1 0" x 11'7" (3.1m x 3.5m)

UTILITY ROOM 8" x 16' 6" (2.4m x 5m)

FRONT ENTRANCE PORCH

INTEGRAL SINGLE GARAGE

10'5" x 17' 8" (3.2m x 5.4m)

INTEGRAL SINGLE GARAGE

10'5" x 17' 8" (3.2m x 5.4m)

FIRST FLOOR: LANDING

BEDROOM 25' 9" x 13'7" (4.1m x 7.8m)

ENSUITE BATHROOM

13' 3" x 7' 6" (4.0m x 2.3m)

BEDROOM 14' 2" x 10' 5' (4.3m x 3.2m)

BEDROOM 16'6" x 13' 10" (5.0m x 4.2m)

BEDROOM 16'6" x 11'7" (5.0m x 3.5m)

SHOWER ROOM 9'1" x 8'5" (2.8m x 2.6m)

OUTSIDE

FRONT: Block paved driveway. Extensive parking area for multiple vehicles. Lawned gardens.

REAR: Large paved patio area. Oil tank. Outside tap and security lighting. Garden store housing oil boiler and with power and light.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

Vacant possession on completion of purchase.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

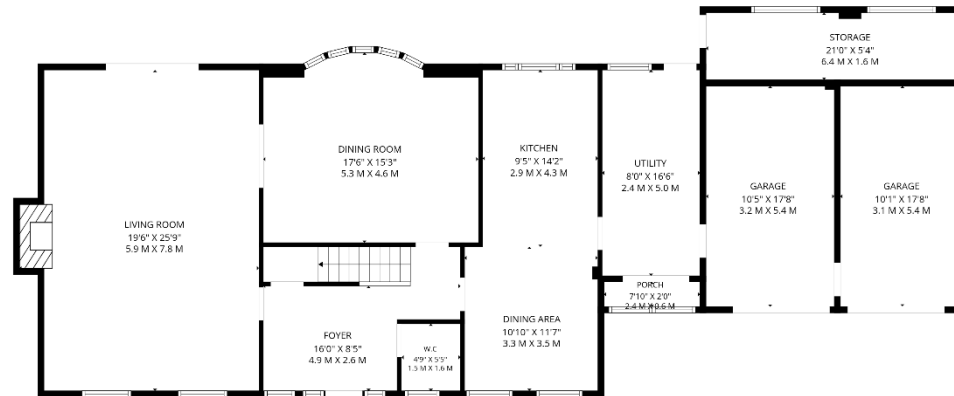
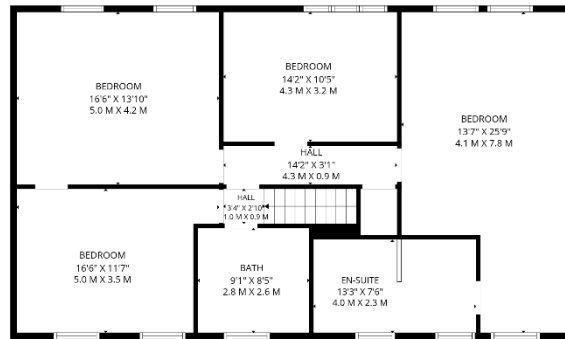
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TOTAL: 2322 sq. ft, 215 m2

1st floor: 1177 sq. ft, 109 m2, 2nd floor: 1145 sq. ft, 106 m2
 EXCLUDED AREAS: GARAGE: 363 sq. ft, 34 m2, PORCH: 15 sq. ft, 1 m2, UTILITY: 131 sq. ft, 12 m2,
 STORAGE: 113 sq. ft, 10 m2, FIREPLACE: 12 sq. ft, 1 m2, UNDEFINED: 11 sq. ft, 1 m2,
 WALLS: 209 sq. ft, 21 m2



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

Since 1854



DOUGLAS
 31 Victoria Street
 Douglas IM1 2SE
 T. 01624 623778
 E. douglas@chrystals.co.im

PORT ERIN
 23 Station Road
 Port Erin IM9 6RA
 T. 01624 833903
 E. porterin@chrystals.co.im

COMMERCIAL
 Douglas Office: 01624 625100, commercial@chrystals.co.im
RENTALS
 Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.