



PARTNERS

REAL ESTATE

Thie Noa, Royal Park, Ramsey - IM8 3UH

Ramsey

Offers in Region of **£475,000**



Thie Noa, Royal Park

Ramsey

- Modern four-bedroom detached family home
- Generous living room
- Spacious open-plan kitchen and dining area
- Principal bedroom with en-suite shower room
- Large paved patio/entertaining area
- Good balance of living and bedroom accommodation
- Ideal modern family home
- Popular Royal Park development



Thie Noa, Royal Park

Ramsey

A beautifully presented modern four-bedroom detached family home situated within the popular Royal Park development, offering generous and well-balanced accommodation, an integral garage, driveway parking and an enclosed rear garden.

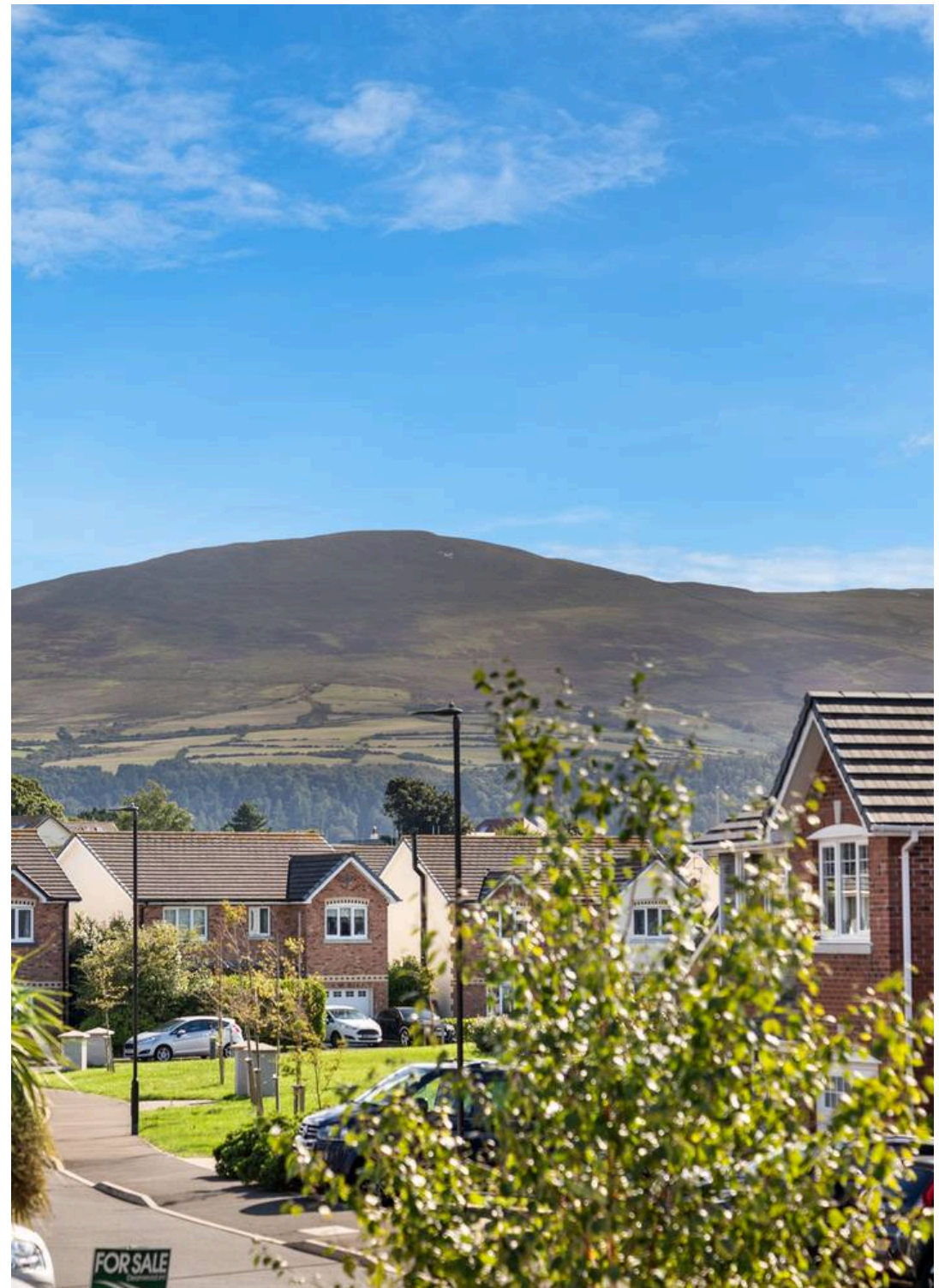
The ground floor is arranged around a welcoming entrance hall with a useful WC. The principal living room is a particularly good-sized space, while to the rear is a bright open-plan kitchen and dining area with direct access to the garden, making it well suited to both everyday family living and entertaining.

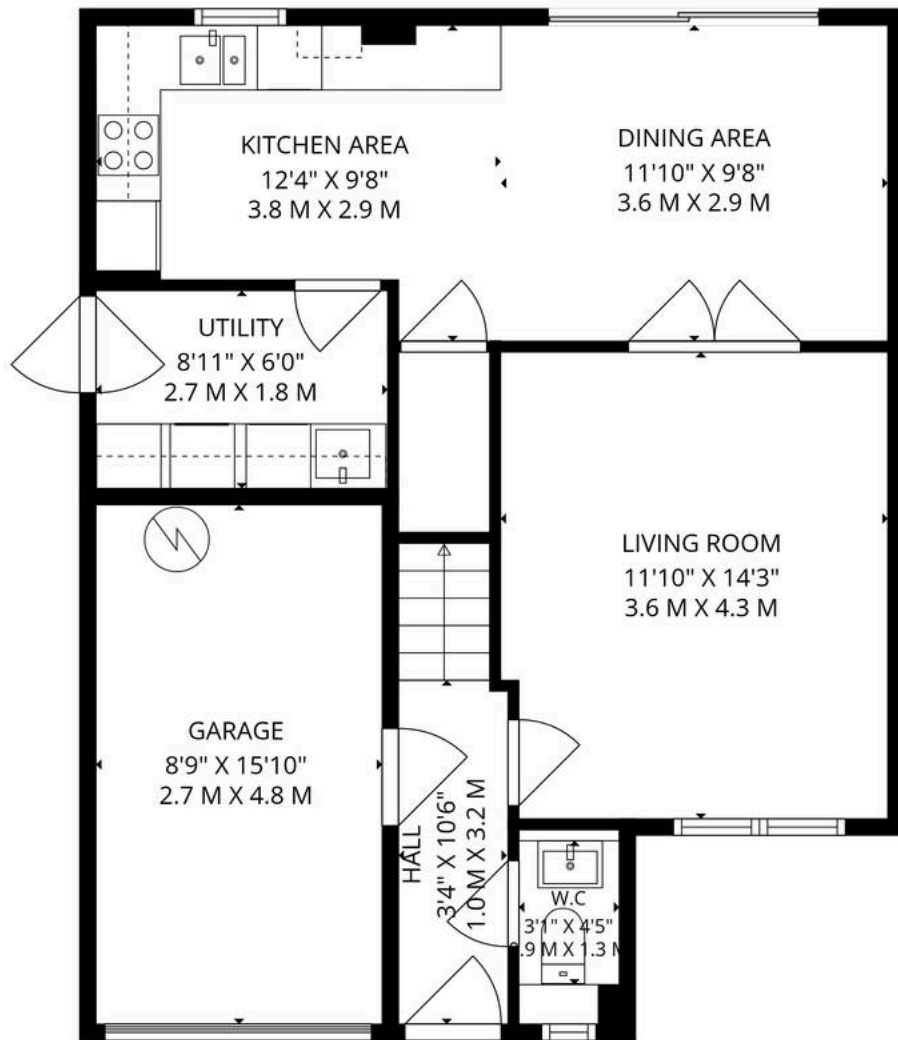
The contemporary fitted kitchen provides a good range of storage and worktop space and is complemented by a separate utility room, which also gives internal access to the integral garage.

Upstairs there are four bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

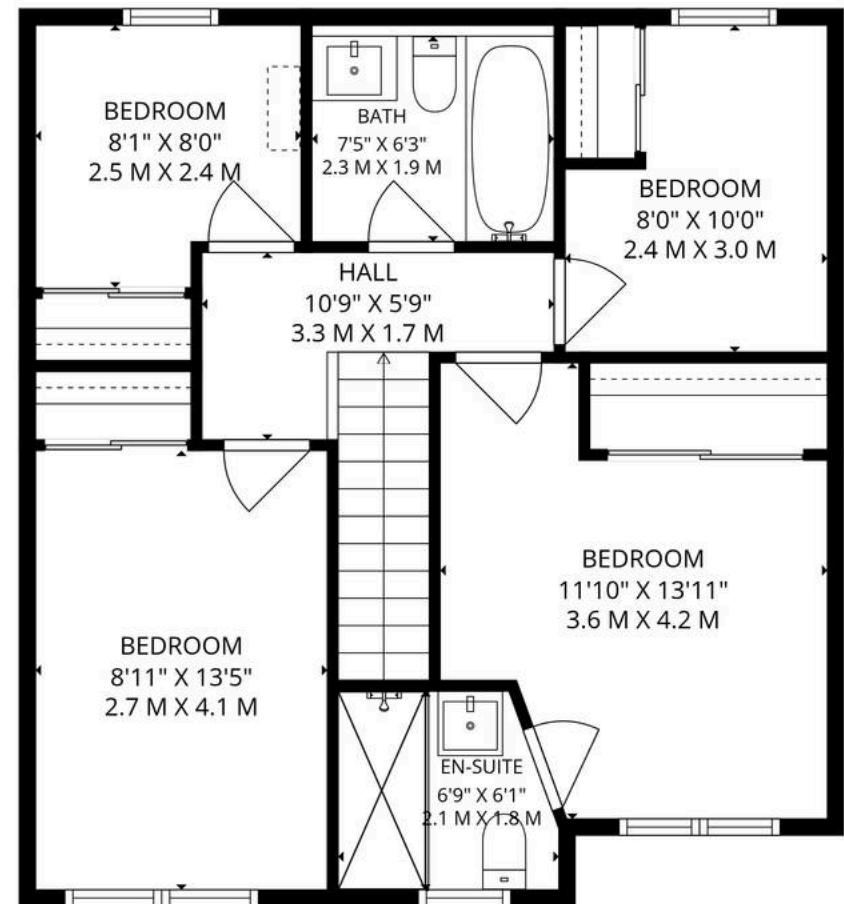
Externally, the property benefits from driveway parking and an integral single garage to the front. To the rear is a fully enclosed lawned garden together with a substantial paved patio area, providing excellent space for outdoor seating, entertaining and children.

The property appears to have been very well maintained and offers a modern, ready-to-move-into home with particularly practical family accommodation.





GROUND FLOOR



1ST FLOOR

Total: 1102 sq. Ft, 103 m2

Ground Floor: 481 sq. Ft, 45 M2, 1st Floor: 621 sq. Ft, 58 m2

Excluded Areas: Garage: 139 sq. Ft, 13 M2, Utility: 54 sq. Ft, 5 M2, Walls: 119 sq. Ft, 10 m2

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





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