

Rose Garth, 7 St. Olaves Close - IM8 3HA

Isle Of Man

Offers in Region of £699,950



Rose Garth

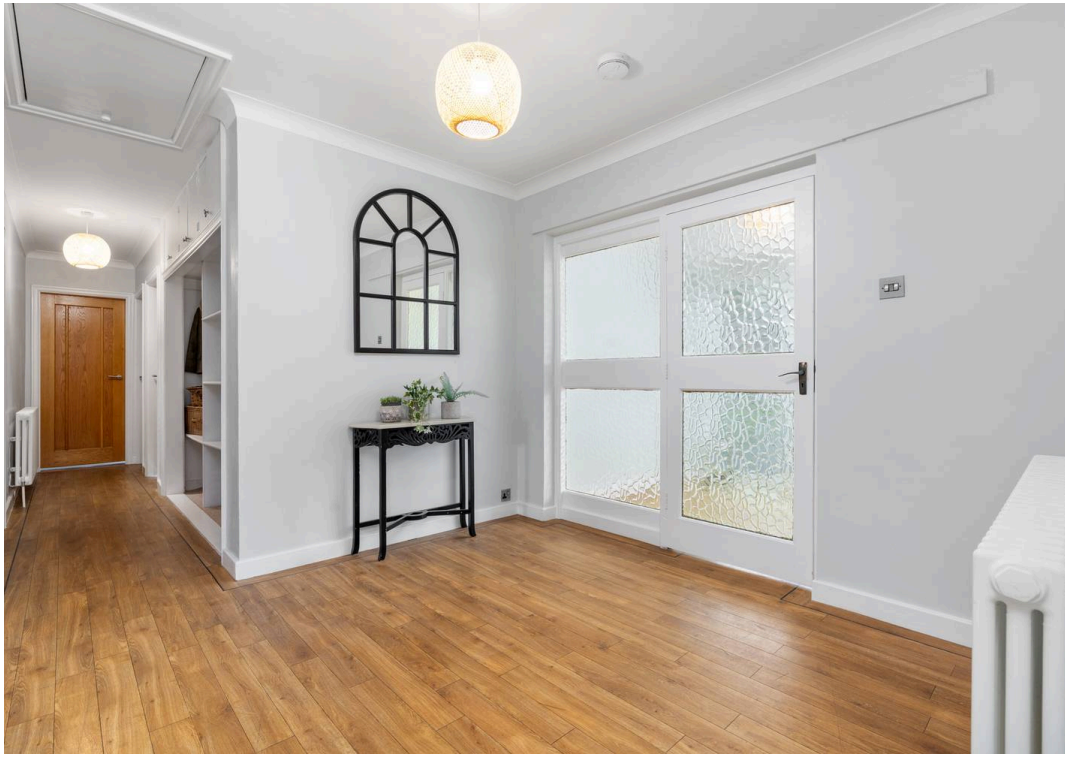
7 St. Olaves Close, Isle Of Man

- Five bedrooms, four on the ground floor
- First-floor principal bedroom with en-suite shower room
- Ground-floor bathroom and shower room
- Open-plan kitchen diner with underfloor heating
- Large lawned garden with mature planting
- Private driveway with parking for around 10–12 cars
- Cul-de-sac with gated walking shortcut into Ramsey
- Oil central heating and solar thermal hot water
- Reroofed in 2021
- Generous living room leading to a conservatory









Rose Garth

7 St. Olaves Close, Isle Of Man

Rose Garth is a five-bedroom home in an established Ramsey cul-de-sac, with a large lawned garden and a gated walking shortcut into town. Four bedrooms are on the ground floor, along with a bathroom and a shower room. The first-floor principal bedroom has an en-suite shower room and views towards the surrounding hills.

The open-plan kitchen diner has underfloor heating, a breakfast area, a sink water station and two fridge-freezers. There is a separate utility room, and the generous living room leads into a wide conservatory overlooking the garden. The house has oil-fired central heating and solar thermal panels that help heat the hot water.

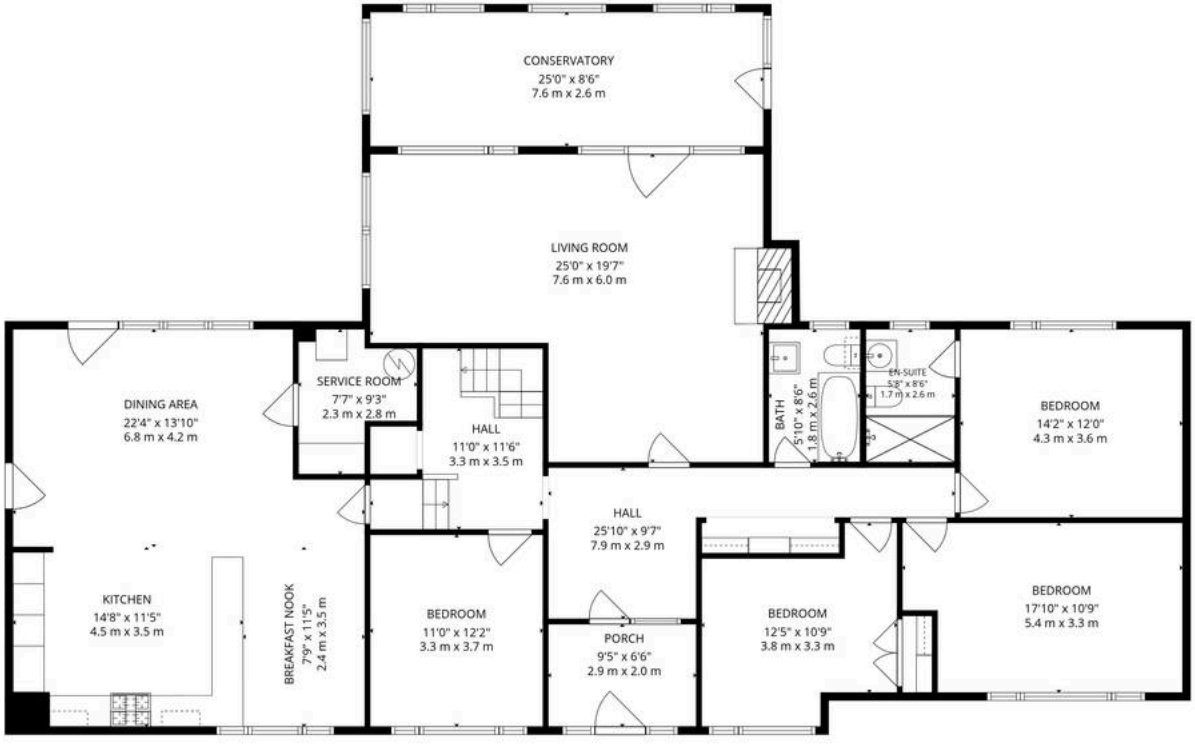
Outside, the large garden has a broad lawn, mature planting and paved seating areas. The private driveway has room for around 10–12 cars, and there is space for a garage, subject to any necessary approvals. A gate gives access to a pedestrian shortcut into Ramsey, and several neighbours have lived in the close for many years.

Built in 1971 and reroofed in 2021. Offered freehold.





1ST FLOOR



GROUND FLOOR

Total: 2665 sq. Ft, 248 m2

Ground Floor: 2266 sq. Ft, 211 M2, 1st Floor: 399 sq. Ft, 37 m2

Excluded Areas: Porch: 61 sq. Ft, 6 M2, Low Ceiling: 38 sq. Ft, 4 M2, Open To Below: 71 sq. Ft, 7 M2,
Walls: 185 sq. Ft, 14 m2

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



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