



Nicely presented 'Maple' style modern detached house, set in a quiet cul de sac location enjoying super rural views across open countryside to the rear and is an easy short walk to all Port Erin amenities and beach. Accommodation comprises lounge, family room/dining kitchen, conservatory, cloakroom, utility room and integral garage. Upstairs are 4 bedrooms, bathroom and en-suite shower room. Outside is a good sized rear garden overlooking open fields.



LOCATION

Travelling out of Port Erin along Station Road, turn right just past the Chapel into Droghafayle Road. Proceed ahead, over the level crossing and turn left into Erin Way. Travel straight ahead into the newer development. Turn second left into Erin Lane. Number 10 is half way down on the right hand side.

ENTRANCE HALLWAY

Staircase leading to first floor.

CLOAKROOM

W.C., wash hand basin, tiled splashbacks, Xpelair.

LOUNGE

14' 8" x 13' 5" (4.47m x 4.09m)

Light and airy spacious room with fitted media wall comprising tv, soundbar and contemporary style electric fire. Shelving and built-in cupboards. Double glass doors to:

FAMILY ROOM/DINING KITCHEN

16' 5" x 9' 8" (5.00m x 2.94m)

Excellent sized room with lovely views over the rear garden. Well fitted kitchen comprising grey fronted wall and base units with contrasting worktops incorporating induction hob with stainless steel cooker hood over, double oven, newly fitted integral fridge/freezer, integral dishwasher, tiled splashbacks. Island unit with shelving underneath. Double doors to:

CONSERVATORY

9' 11" x 13' 1" (3.02m x 3.99m)

French doors to lovely south facing rear garden.

UTILITY ROOM

8' 4" x 5' 4" (2.54m x 1.62m)

Wall and base units with worktops, stainless steel sink unit, plumbing for washing machine, space for dryer, tiled splashbacks. Door to outside. Door to:

INTEGRAL GARAGE

17' 9" x 9' 0" (5.41m x 2.74m)

Up and over door. Light and power. Gas central heating boiler.

FIRST FLOOR

LANDING

Built-in airing cupboard. Loft access with pull-down ladder (boarded).

BEDROOM 1

13' 6" x 10' 0" (4.11m x 3.05m)

Front aspect with pleasant views towards Fleshwick.

EN-SUITE SHOWER ROOM

Tiled shower cubicle with folding glazed doors, w.c., wash hand basin, built-in cupboard, tiled splashbacks, Xpelair.

BEDROOM 2

11' 0" x 9' 2" (3.35m x 2.79m)

Superb views over open fields towards Port St Mary.

BEDROOM 3

11' 0" x 9' 6" (3.35m x 2.89m)

BEDROOM 4

10' 3" x 9' 0" (3.12m x 2.74m)

FAMILY BATHROOM

White suite comprising panelled bath, w.c., wash hand basin, half tiled walls, downlighters, Xpelair.

OUTSIDE

Good sized south facing rear garden mainly laid to lawn with patio area. Excellent views over open fields beyond. Greenhouse. Open plan lawned front garden with block paved driveway.

SERVICES

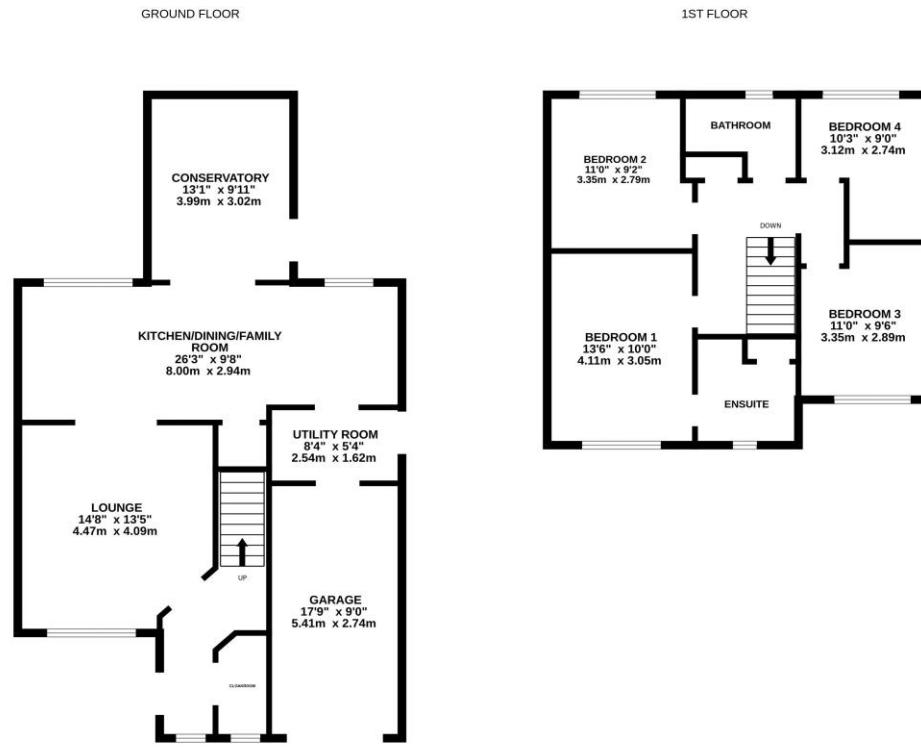
Mains water, drainage and electricity. Gas central heating. UPVC double glazing.

POSSESSION

Vacant possession on completion. Freehold.
The company do not hold themselves
responsible for any expenses which may be
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