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1 Costain Close, Colby, IM9 4NZ
Asking Price £399,000

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Well presented detached dormer bungalow set on a large plot, in a much sought after quiet cul de sac location. This spacious home comprises lounge, dining room, kitchen, conservatory, double bedroom and cloakroom on the ground floor. On the first floor are 2 further double bedrooms, bathroom and store room. Outside is a private lawned rear garden with mature shrubs, an open lawned front garden and to the side is a generous driveway and detached garage. Offering spacious accommodation and in a quiet cul de sac location, this property is a must see! Offered with no onward chain.





LOCATION

Travelling from Port Erin through Colby on the A7 turn left at the 'Colby Clock' into Glen Road. Follow the road to where Costain Close can be seen on the right hand side. Travel ahead and number 1 can be located straight ahead.

ENTRANCE HALLWAY

Airing cupboard, understairs store. Staircase leading to first floor.

LOUNGE

21' 8" x 10' 6" (6.60m x 3.19m)

Open fireplace with surround. Double glass doors to conservatory. Archway to:

DINING ROOM

9' 8" x 10' 10" (2.95m x 3.30m)

Well proportioned room, with picturesque bay window, overlooking the rear garden.

CONSERVATORY

9' 7" x 9' 3" (2.91m x 2.82m)

French doors leading to the private paved patio area and rear garden.

KITCHEN

10' 0" x 14' 2" (3.06m x 4.33m)

Well fitted white wall and base units with contrasting worktops, incorporating stainless steel sink unit, built-in oven, ceramic hob, tiled splashbacks, washing machine, fridge/freezer, dishwasher. Serving hatch to dining room. Oil central heating boiler. Glazed door to outside.

BEDROOM 3

7' 9" x 10' 0" (2.35m x 3.06m)

Bright spacious room.

CLOAKROOM

White suite comprising, w.c, wash hand basin, tiled splashbacks.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 2

10' 4" x 17' 9" (3.15m x 5.41m)

Rural views to the front and rear. 2 built-in wardrobes.

STORE ROOM

Originally a bathroom plumbing in place.

BATHROOM

White suite comprising bath with electric shower over, w.c. wash hand basin, 1/2 tiled walls, store area.

BEDROOM 1

13' 4" x 17' 7" (4.07m x 5.36m)

Light generous room with rural front and rear views. Built-in double wardrobes with sliding mirrored fronts. Built-in cupboard. Walk-in shower cubicle.

DETACHED GARAGE

Up and over door. Light and power.

OUTSIDE

To the rear is a private mainly laid to lawn garden with mature shrubs and bushes and paved patio area. To the front is an open plan lawned area. Generous driveway to the side.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing throughout. Manx Telecom Fibre Ready.

POSSESSION

Vacant possession on completion of purchase. No onward chain. 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. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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