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Watersmeet, Phildraw Road, Ballasalla, IM9 3DU

**Asking Price £675,000**

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Impressive detached true bungalow, together with adjoining 1 bedroom annex, set in an idyllic location and with the village amenities of Ballasalla and the Island's airport in close proximity. The property stands in an 0.75 acre plot of well established lawned gardens offering complete seclusion being set away from the road. The substantial accommodation includes welcoming reception hall, beautifully proportioned lounge leading through to dining room, fully equipped 'Poggenpohl' dining kitchen, utility room, conservatory, 3 double bedrooms, 2 with en-suite bathrooms, 1 further bedroom and separate shower room. The annex includes generous lounge/dining room, kitchen, double bedroom with en-suite bathroom. The expansive lawned gardens benefit from being south facing, with 2 raised patios which provide additional dining areas. To the front of the property there is a generous block paved driveway providing ample parking for several cars, and





## LOCATION

Travelling from the airport towards Ballasalla, at the Whitestone roundabout, continue straight ahead at the second roundabout take the second exit into Crossag Road, continue along the road and take the first left into Phildraw Road. 'Watersmeet' can be found a short distance along on the left hand side.

## **ENTRANCE HALLWAY**

Wooden flooring, door to main bungalow.  
Separate door to annex.

## **MAIN BUNGALOW**

### **LARGE HALLWAY**

### **LOUNGE**

18' 5" x 21' 11" (5.61m x 6.68m)

Delightfully proportioned room with attractive wooden mantle, tiled hearth, log burning stove. Large picture window with dual aspect and pleasing views over the garden. French doors leading to outside tiled porch.

### **DINING ROOM**

10' 8" x 11' 11" (3.25m x 3.63m)

Bright room with charming views over the garden. Opening to:

### **DINING KITCHEN**

20' 11" x 21' 0" (6.37m x 6.40m)

'Poggenpohl' designer kitchen featuring superb range of white wall and base units, with black trim and matching black granite effect worktops incorporating white composite 1½ bowl sink unit, under-counter lighting, built-in microwave, superb white Range cooker with custom made black cooker hood, black American style fridge/freezer, striking tiled splashbacks to compliment kitchen units, central Island unit with storage below. Door to rear garden. Double doors to conservatory.

## **UTILITY ROOM**

5' 5" x 9' 11" (1.65m x 3.02m)

Worktop incorporating circular stainless steel sink unit, washing machine, tumble dryer, dishwasher, tiled floor, tiled splashbacks.

## **CONSERVATORY**

11' 11" x 11' 11" (3.63m x 3.63m)

Superb views over the rear gardens. French doors leading to generous patio areas. Tiled floor.

## **INNER HALL**

Cupboard housing electric unit. Access to part boarded loft via slingsby ladder. Cupboard housing hot water tank.

## **BEDROOM 1**

16' 7" x 12' 5" (5.05m x 3.78m)

Double aspect windows. Splendid views over the gardens.

## **EN-SUITE BATHROOM**

White suite comprising Jacuzzi bath with shower over, glazed screen, wash hand basin in vanity unit, w.c., white ladder style towel rail, tiled walls.

## **BEDROOM 2**

16' 9" x 12' 9" (5.10m x 3.88m)

Sliding patio doors with access to the rear garden.

## **EN-SUITE BATHROOM**

Modern white suite comprising panelled bath, separate shower cubicle, wash hand basin, w.c., fully tiled walls, tiled floor.

## **BEDROOM 3**

11' 1" x 11' 3" (3.38m x 3.43m)

Excellent range of fitted double wardrobes with mirrored front panels.

## **BEDROOM 4**

9' 2" x 6' 10" (2.79m x 2.08m)

## **SHOWER ROOM**

Double walk in shower, wash hand basin, w.c., chrome ladder style towel rail, half tiled and half panelled walls, tiled floor.

## **ANNEX**

### **LOUNGE/DINING**

13' 10" x 19' 8" (4.21m x 5.99m)

Electric fire. Sliding patio doors to garden.

### **KITCHEN**

7' 3" x 13' 5" (2.21m x 4.09m)

Good range of wall and base units with contrasting worktops incorporating stainless steel sink unit, electric oven, space for fridge, plumbing for washing machine.

## **BEDROOM**

8' 9" x 11' 9" (2.66m x 3.58m)

## **EN-SUITE BATHROOM**

White suite comprising panelled bath, pedestal wash hand basin, w.c., tiled walls and floor.

## **OUTSIDE**

Approx 0.75 acre plot. To the rear, is a substantial lawned garden with well established tree lined boundary, shrubs and well stocked borders. Two raised patio areas provide the option of outside dining. Pagoda style gate leading to the nearby Silverburn River, outside-lighting, oil tank. Double gated access to the rear garden with gated access also to the side. To the front of the property is a generous block paved driveway for several cars and tandem garage.

## **TANDEM GARAGE**

Up and over doors to front and back, light and power, storage area above.

## **BOILER ROOM**

Oil central heating boiler.

## **SERVICES**

Mains water and electricity. Septic tank. Oil central heating. uPVC double glazing throughout.

## **POSSESSION**

Vacant possession on completion of purchase. Freehold. No onward chain.

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