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The Hill, Port Lewaigue Close, Maughold, IM7 1AH

Asking Price £635,000

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A beautiful Detached Bungalow situated in a quiet cul-de-sac in Maughold. The property is beautifully presented and is a true family home offering spacious and light accommodation throughout with a lovely immaculate wrap around lawn garden. The accommodation comprises 4 bedrooms, 2 reception rooms, Kitchen, Utility room, Sunroom, family shower room, en-suite bathroom and integral garage. This property is within the catchment areas of both Dhoon school and Buncoill Rhumsaa. A personal viewing is a must.





LOCATION

From Ramsey take the A2 Coast Road towards Laxey and take the first turning down into Maughold and over the tramlines. After a short distance Port Lewaigue Close can be found on the right hand side, opposite the entrance to Port Lewaigue Beach. The property can be found towards on the left hand side, clearly identified by our For Sale Board.

ENTRANCE PORCH

uPVC double glazed door with side lights. Tiled floor. Ceiling light.

ENTRANCE HALL

Opaque uPVC double glazed door.

L SHAPED HALLWAY

31' 2" x 6' 3" (9.5m x 1.9m)

Coved ceiling. LED downlights. Carpeted floor. Multiple plug sockets. Radiator. Double fitted wardrobes with shelving and hanging space. Loft hatch with slingsby ladder to Attic Space separated into eaves storage which is part boarded and Office/Study area: 124'1 x 9'5 with velux window. Power and light. Carpeted floor. Multiple plug sockets).

LOUNGE

15' 5" x 14' 9" (4.7m x 4.5m)

Coved ceiling. Multiple plug sockets. Alcove with arched mirror feature. Triple aspect. uPVC double glazed windows. Satellite and television points. Radiator. Attractive electric feature fireplace. Ceiling light. Single glazed door to

DINING ROOM

11' 6" x 8' 10" (3.5m x 2.7m)

Coved ceiling. Carpeted floor. Multiple plug sockets. Ceiling light. Separate access from hallway and lounge. Square opening to

SUN ROOM

12' 2" x 10' 6" (3.7m x 3.2m)

Dwarf walls with uPVC double glazed windows with vaulted ceiling and uPVC double glazed doors leading down steps to rear garden. Multiple plug sockets. Carpeted floor. Radiator.

KITCHEN

11' 10" x 9' 10" (3.6m x 3.m)

Fitted with a range of white gloss base and wall units and drawers with granite effect laminate worktops/upstands incorporating a breakfast bar. 1 1/2 stainless steel sink with waste disposal, drainer and mixer tap. Appliances include under counter integrated fridge. AEG oven and grill. AEG 4 ring induction hob. Stainless steel extractor hood with splash back. Integrated Bosch dishwasher. Large uPVC double glazed window to rear aspect. Spot lights on track. Radiator. Multiple plug sockets. Vinyl flooring. Folding door leading to steps down to

UTILITY

10' 2" x 9' 6" (3.1m x 2.9m)

Fitted with base and wall mounted units. Granite effect worktops over. Additional built in storage unit. Ceramic sink unit with mixer tap. Tiled splashback. Space for fridge freezer. Plumbing for washing machine. Oil fired central heating boiler. uPVC double glazed window to front aspect. uPVC double glazed door to rear garden. Radiator. Sliding door to

INTEGRAL GARAGE

22' 4" x 9' 2" (6.8m x 2.8m)

Electric up and over door. Power and light connected. Window to side aspect. uPVC double glazed door to rear garden.

FAMILY SHOWER ROOM

White three piece suite comprising of WC, vanity wash hand basin and corner shower cubicle. Fully tiled walls. Coved ceiling. Carpeted floor. LED downlights. Vertical heated towel rail. Extractor fan. Opaque uPVC double glazed window.

BEDROOM

12' 6" x 11' 6" (3.8m x 3.5m)

Fitted bedroom furniture includes wardrobes along one wall, bedside cabinets and overbed cupboards. Coved ceiling. Carpeted floor. Multiple plug sockets. Radiator. Ceiling light. Wooden sliding doors .

ENSUITE

Five-piece suite comprising panelled bath, bidet, WC and pedestal wash hand basin. Shower enclosure. Shelved cupboard. LED downlights. Coved ceiling. Part tiled walls. Radiator. Carpeted floor. Opaque uPVC double glazed window.

BEDROOM

11' 10" x 7' 10" (3.6m x 2.4m)

Large uPVC double glazed window to front aspect. Coved ceiling. Multiple plug sockets. Radiator. Carpeted floor. Ceiling light.

BEDROOM

14' 1" x 9' 10" (4.3m x 3m)

Large uPVC double glazed window to front aspect. Coved ceiling. Multiple plug sockets. Radiator. Carpeted floor. Fitted wardrobes with shelving and hanging space. Ceiling light.

BEDROOM

14' 1" x 9' 10" (4.3m x 3m)

Large uPVC double glazed window to rear aspect. Coved ceiling. Multiple plug sockets. Radiator. Carpeted floor. Fitted wardrobes with hanging space and shelving. Ceiling light.

OUTSIDE

Large brick paved driveway with ample parking space. Flowerbeds with mature hedgerow. Specimen shrubs and plants. Access to garage. The wrap around garden incorporates an attractive decking area to side elevation. The rear garden is immaculately presented. 2 garden sheds. Greenhouse. Fruit trees. Outside tap. Gardeners WC. Oil tank. External security lighting.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWINGS

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

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