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Plots 4 & 5 Grand Island, Ramsey, IM8 3UN
Asking Price £1,599,950

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An exclusive development of nine luxury detached houses. These properties will be finished to a high standard throughout and the accommodation is split over three levels with a triple garage. These luxury homes are a stones throw from Ramsey beach and the Mooragh Promenade and enjoy stunning panoramic sea views. Comprising: Lounge, Kitchen/Dining/Family room, Study, Utility, Cloaks on ground floor. Four Bedrooms with ensuite and two have dressing rooms and access to balcony on First Floor. The Second Floor has the Master suite with Bedroom with balcony access, dressing Room, Ensuite with balcony access and separate Media/Games Room. Due for completion in August 2023.



LOCATION

Travelling from Ramsey continue north along Bowring Road and after the bridge turn right into North Shore Road. Continue along to the promenade and turn left. Travel along the Promenade and following the road around to the left and back onto the Bride Road turn right and the properties will be located approximately 50 metres down the road on the right hand side. Clearly identified by our For Sale Board.

GROUND FLOOR

HALL

LOUNGE 22' 3" x 14' 3" (6.78m x 4.35m)

STUDY 14' 2" x 13' 6" (4.32m x 4.11m)

WC

KITCHEN 15' 9" x 14' 5" (4.8m x 4.39m)

FAMILY ROOM 14' 4" x 13' 9" (4.38m x 4.20m)

DINING ROOM 16' 6" x 10' 10" (5.04m x 3.31m)

UTILITY 9' 9" x 8' 8" (2.97m x 2.65m)

PORCH 21' 0" x 5' 6" (6.4m x 1.68m)

FIRST FLOOR

BEDROOM 2 12' 8" x 12' 6" (3.86m x 3.82m)

DRESSING ROOM 12' 8" x 6' 8" (3.86m x 2.03m)

ENSUITE 13' 5" x 10' 0" (4.08m x 3.04m)

BEDROOM 3 12' 6" x 7' 10" (3.82m x 2.38m)

DRESSING ROOM

7' 8" x 6' 10" (2.34m x 2.09m)

ENSUITE 13' 5" x 9' 11" (4.08m x 3.03m)

BEDROOM 4 14' 3" x 14' 6" (4.35m x 4.43m)

ENSUITE 7' 1" x 6' 6" (2.15m x 1.97m)

BEDROOM 5 16' 9" x 14' 2" (5.10m x 4.32m)

SECOND FLOOR

MASTER BEDROOM

23' 9" x 14' 3" (7.23m x 4.35m)

DRESSING ROOM

10' 10" x 5' 5" (3.31m x 1.66m)

ENSUITE 11' 7" x 9' 11" (3.54m x 3.02m)

WC

MEDIA/GAMES ROOM

18' 0" x 11' 8" (5.49m x 3.56m)

VIEWINGS

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

Completion of build due August 2023. 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.

SPECIFICATION

EXTERIOR Remote controlled electric roller shutter garage doors. Thermally efficient insulated cavity walls with sand/cement render, natural slate stonework and cast stone quoins. Timber close boarded fencing to boundaries. White cast iron effect guttering and downpipes GRP composite entrance door. Secure, A- rated triple glazed UPVC windows. Front and rear garden area with non-slip natural paving to pathways and patio Block

paved driveways. Bay windows with concrete hanging tile feature. External balcony with GRP composite decking, frameless safety glass and exterior grade stainless steel hand railing.

INTERIOR Traditional oak staircase and balustrading. Solid Oak doors with chrome furniture. White satin gloss moulded architraves and skirting Walls and ceilings finished with 3 coat Matt emulsion. Porcelain tiles / Karndean vinyl to hallway, utility, kitchen/dining and family area.

KITCHEN Fully fitted German Kitchen Quartz work surfaces with modern oak style Island breakfast bar. German appliances including, oven and combination oven, warming drawer, induction hob, dishwasher, full height fridge and separate freezer. Feature canopy with extractor hood and LED lighting. Instant boiling tap with filtration system.

BATHROOMS Roca fitted units with concealed cistern, storage drawers and mirror cabinets. Roca shower systems with glass screens and low level shower trays. Full height porcelain/ceramic tiling to walls. Porcelain/ceramic floor tiling. Chrome finished feature towel rails. Underfloor heating.

SECURITY Lockable windows Secured by Design GRP composite front door. Mains linked smoke and fire protection. Integrated wired security system.

HEATING, ELECTRICAL & LIGHTING Brushed chrome power sockets and light switches. Pendant lighting to all living and family areas, hallways, study and bedrooms. LED lighting to

kitchen/dining, utility and bathrooms.

Economical, Eco friendly air source heat pump central heating and hot water system. Zoned underfloor heating. Neo Heatmiser smart controls and Neo Hub.

WARRANTY 10 year Protek structural warranty.

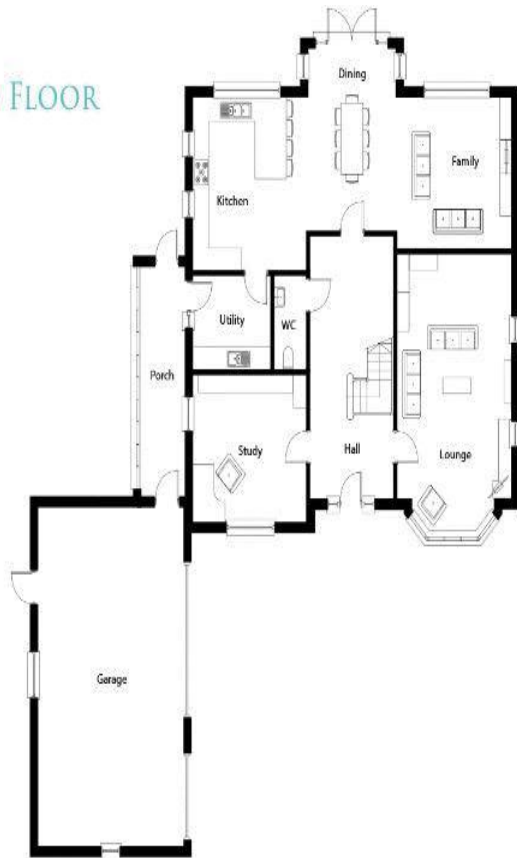




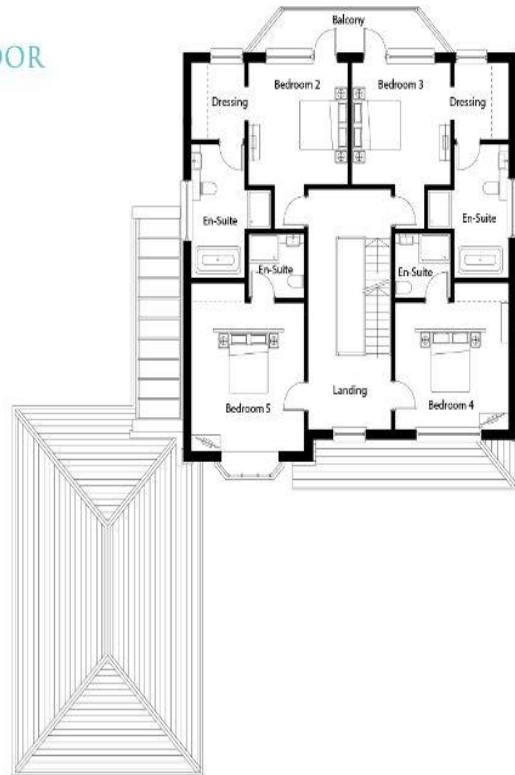




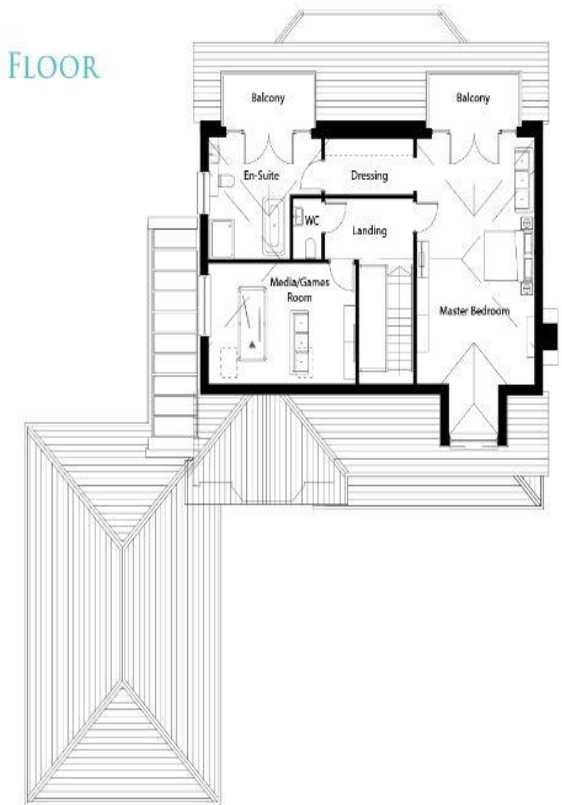
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Since 1854

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