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64 Cloughbane Drive, Ramsey, IM8 2BL
Asking Price £450,000

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Offering deceptively spacious accommodation this modern detached house has been maintained in superb order throughout incorporating low maintenance items such as uPVC fascia, barge boards and soffits. The immaculately maintained accommodation briefly comprises enclosed porch, reception hall, cloakroom, generous through lounge, conservatory, separate dining room, generous family dining kitchen, ground floor 4th bedroom or study, 3 further good sized first floor bedrooms of which the master bedroom has an en-suite shower room and dressing area and a family bathroom. The property occupies a pleasant position within this good residential cul-de-sac with pleasant woodland walks close-by. Only 5 minutes walk from the Golf Club and convenient for the local bus service and access into Ramsey with its amenities. A viewing is strongly recommended in order to appreciate what this accommodation has to offer.





LOCATION

From Parliament Square in Ramsey proceed up Brookfield Avenue, through to Claghbane and continue straight ahead until you reach the top. The property can be clearly identified by our For Sale Board.

ENTRANCE PORCH

8' 10" x 3' 7" (2.7m x 1.1m)

Sliding patio doors. Tiled floor. Stone feature wall. Window to side aspect. Part glazed inner window looking into entrance hallway. Wooden door to

HALL

Wood effect laminate flooring. Coved ceiling. Ceiling light. Radiator. Large understairs cloaks cupboard with shelf, hanging space and light.

CLOAKROOM

7' 10" x 2' 7" (2.4m x 0.8m)

Modern white two piece suite comprising WC and vanity wash hand basin. Coved ceiling. Ceiling light. Radiator. Wood effect laminate flooring. Opaque window.

LOUNGE

21' 8" x 11' 10" (6.6m x 3.6m)

Coved ceiling. Radiator. Wood effect laminate flooring. Large uPVC double glazed window to front aspect. 2 ceiling lights. Multiple plug sockets. Attractive open grate fire with marble hearth and brick surround. uPVC double glazed patio doors to

CONSERVATORY

10' 6" x 7' 10" (3.2m x 2.4m)

uPVC double glazed windows throughout. Tiled floor. uPVC double glazed patio door to rear garden.

DINING ROOM

10' 10" x 9' 10" (3.3m x 3.0m)

Coved ceiling. Wood effect laminate flooring. Multiple plug sockets. 2 uPVC double glazed windows overlooking garden.

KITCHEN

15' 1" x 14' 1" (4.6m x 4.3m)

Fitted with a good range of white units to base and eye level with granite effect laminate worktop surfaces over. One bowl sink unit drainer and mixer tap. Electric slot in oven and grill with 4 ring induction hob with extractor over. Breakfast bar and display unit. Space for fridge freezer. Coved ceiling. Laminate flooring. Radiator. 2 UPVC double glazed windows to rear aspect.

INTEGRAL DOUBLE GARAGE

15' 1" x 18' 4" (4.6m x 5.6m)

Electric up and over door. Power and light. Oil fired central heating boiler. Plumbing for washing machine and fridge. Meter box. Loft hatch. Stainless steel sink with mixer tap and storage below.

BEDROOM 11' 10" x 11' 2" (3.6m x 3.4m)

Coved ceiling. Wood effect laminate flooring. Multiple plug sockets. 2 uPVC double glazed windows to front aspect. Ceiling light.

FIRST FLOOR: LANDING

Stripped wooden floor. Ceiling light. Large airing cupboard 1.9 m x 0.7m).

BEDROOM

11' 6" x 7' 10" (3.5m x 2.4m)

Coved ceiling. Stripped wooden floor. 2 uPVC double glazed windows to front aspect. Radiator. Cupboard with shelving and hanging space.

BEDROOM

14' 9" x 12' 10" (4.5m x 3.9m)

Coved ceiling. Stripped wooden floor. Radiator. 2 uPVC double glazed windows to front aspect. Opening to dressing room with built-in shelving and hanging space with sliding door. uPVC double glazed windows to rear aspect. 2 ceiling lights.

ENSUITE SHOWER ROOM

Modern three piece suite comprising WC, vanity wash hand basin and enclosed corner shower with multi head and raindrop attachments. Laminate floor. Ceiling light. Extractor fan. 2 opaque uPVC double glazed windows to rear aspect. Chrome heated towel rail.

FAMILY SHOWER ROOM

Modern three piece suite comprising WC, vanity wash hand basin with multi board splash back. Large walk-in shower with multi board and raindrop shower head. Laminate flooring. Chrome heated towel rail. Ceiling light. Opaque window to rear aspect.

BEDROOM

11' 6" x 18' 1" (3.5m x 5.5m)

Dual aspect providing natural light from the front and the rear. Shelf. Multiple plug sockets. Coved ceiling. Ceiling light. Radiator.

OUTSIDE

Front: Block paved driveway providing off road parking for 2 vehicles. Mainly laid to lawn with mature shrubs. Fenced boundary to side with block paved walkway leading to rear garden. Wall boundary to opposite side.

Rear: Fenced boundary to either side and with mature hedging and shrubs. Mainly laid to lawn with patio area for alfresco dining in the sun.

SERVICES

Mains water, electricity and drainage. Oil fired central heating boiler.

VIEWING

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

POSSESSION

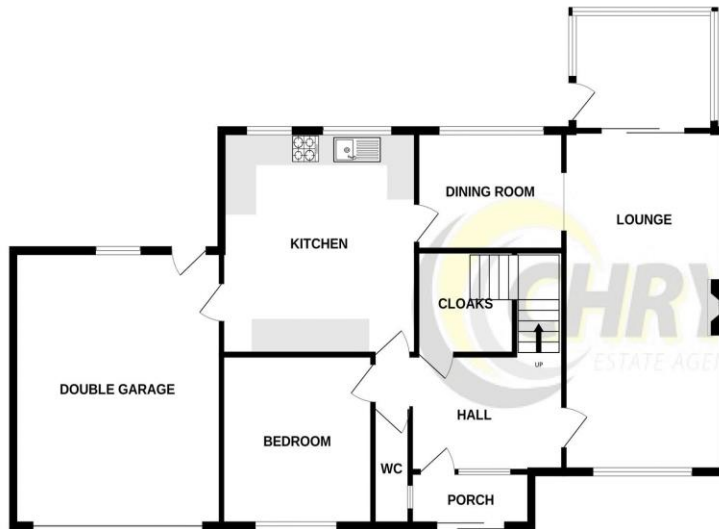
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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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