



[www.chrystals.co.im](http://www.chrystals.co.im)

75 Cronk Cullyn, Colby, IM9 4PS  
Asking Price £485,000

Beautifully presented, modern detached 4 bedrommed house situated on a quiet sought after development built around a village green, in the catchment area for Arbory School and just a short walk from the village amenities. Comprising lounge, bright and airy contemporary open plan dining kitchen, utility room, cloakroom, integral garage, 4 bedrooms, en-suite shower room and bathroom. Outside is an enclosed garden laid to lawn with patio area for alfresco dining. This property is offered in immaculate order - a must see!





## LOCATION

Travelling from Port Erin to Colby on the A7, continue past the Colby Glen and turn second left into Cronk Y Thatcher. Proceed ahead into Cronk Cullyn, bear left and continue into new development. Turn third left and number 75 is the first property on the left hand side.

## **ENTRANCE HALL**

Staircase leading to first floor.

## **CLOAKROOM**

3' 3" x 5' 7" (0.99m x 1.70m)

W.C., wash hand basin in fitted unit, tiled splashbacks, Xpelair.

## **LOUNGE**

11' 9" x 14' 4" (3.58m x 4.37m)

Spacious lounge with feature electric coal effect feature fireplace. Double doors to:

## **DINING KITCHEN**

19' 3" x 9' 9" (5.86m x 2.97m)

Large contemporary room. Superbly fitted quality kitchen with white gloss wall and base units with contrasting worktops comprising breakfast bar, sink unit with mixer tap, eye level cooker and microwave, induction hob, cooker hood, integrated dishwasher and fridge/freezer, bi-fold doors to rear garden.

## **UTILITY ROOM**

6' 2" x 6' 4" (1.88m x 1.93m)

Base unit with worktop incorporating stainless steel sink and drainer unit, plumbed for washing machine and space for dryer. Door to outside and integral garage.

## **INTEGRAL GARAGE**

8' 10" x 16' 8" (2.69m x 5.08m)

Electric up and over door. Gas central heating boiler.

## **FIRST FLOOR**

### **LANDING**

Loft access, pull down ladder, boarded loft. Airing cupboard.

### **BEDROOM 1**

13' 9" x 12' 0" (4.19m x 3.65m)

Built in triple wardrobe.

### **EN-SUITE SHOWER ROOM**

6' 11" x 10' 2" (2.11m x 3.10m)

Luxury white suite, comprising enclosed shower unit, w.c., hand wash basin. Tiled walls and floor. Xpelair.

### **BEDROOM 2**

8' 11" x 17' 4" (2.72m x 5.28m)

Built in double wardrobe.

### **BEDROOM 3**

10' 11" x 8' 5" (3.32m x 2.56m)

Built in double wardrobe.

### **BATHROOM**

7' 6" x 7' 6" (2.28m x 2.28m)

Modern white suite, comprising bath with shower over, wall mounted w.c., wash hand basin in unit, large mirror, chrome ladder style heated towel rail. Tiled walls and floor. Xpelair.

### **BEDROOM 4**

8' 1" x 13' 3" (2.46m x 4.04m)

Built in double wardrobe.

## **OUTSIDE**

Block paved driveway to front. Fenced rear garden laid to lawn with patio area. Side access gate. Views towards distant hills.

## **SERVICES**

Mains water, drainage and electricity. Gas fired Nest system central heating. uPVC double glazing throughout. The property is approximately 9 years old. NHBC warranty remaining.

## **POSSESSION**

Freehold. Vacant possession on completion. 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.





Since 1854

**DOUGLAS**

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. [douglas@chrystals.co.im](mailto:douglas@chrystals.co.im)

**PORT ERIN**

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. [porterin@chrystals.co.im](mailto:porterin@chrystals.co.im)

**COMMERCIAL**

Douglas Office: 01624 625100, [commercial@chrystals.co.im](mailto:commercial@chrystals.co.im)  
**RENTALS**  
Douglas Office: 01624 625300, [douglasrentals@chrystals.co.im](mailto:douglasrentals@chrystals.co.im)

