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

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Beautifully presented, modern detached 4 bedroomed 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 Cullynn, 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

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