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Pine Trees, Dalby, IM5 3BP
Asking Price £749,950

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Three bed detached house situated in a picturesque small hamlet of Dalby near the western coast of the Island. The property boasts spectacular sea and country views and benefits from magnificent country walks on the doorstep. Within easy commute of Peel and Castletown. Situated in a good sized plot with stunning lawned gardens. The accommodation comprises of Lounge leading to Conservatory, Sitting room with double doors out to patio area, Kitchen, Utility Room, En-suite Bathroom and Family Bathroom. Off-road parking for multiple cars. Large Detached Double Garage with large storage room below. Viewing of this very property is most strongly recommended.





LOCATION

From St Johns crossroads travel south on the A3 Curragh Road and after a short distance turn right onto the Patrick Road. Continue straight ahead, passing Close Leece Farm until you meet the junction with the A27. Turn left and head through Glen Maye and Dalby and the property can be easily identified by our For Sale Board on the right hand side.

ENTRANCE PORCH

Attractive composite door. Tiled floor. uPVC double glazed window to side aspect. LED downlights. Part glazed wooden door to

ENTRANCE HALLWAY

Tiled floor. LED downlights. Stairs to uppr floor.

KITCHEN 13' 5" x 10' 2" (4.1m x 3.1m)

Fitted with a good range of Pine units to base level with drawers. Wood effect worktops. Belfast sink with mixer tap. Plumber for dishwasher. Electric AEG combination oven/grill with 5 ring hob with extractor hood over. LED downlights. Tiled floor. Multiple plug sockets. Radiator. Dual aspect with 2 uPVC double glazed windows. Opening to

UTILITY AREA 8' 6" x 6' 11" (2.6m x 2.1m)

Understairs storage with hanging space. Matching Pine units to base and eye level with drawers. Laminate worktops. Hob. Tiled floor. Multiple plug sockets. LED downlights. Thermostat controls. Vaillant gas central heating boiler. Space for fridge freezer and washing machine. Composite door to outside.

LOUNGE 17' 5" x 14' 5" (5.3m x 4.4m)

Stripped wooden floor. 2 uPVC double glazed windows to side aspect. uPVC double glazed French doors with side windows leading to Conservatory. 2 radiators. Multiple plug sockets. LED downlights. Glazed double doors leading to Sitting Room. Tiled seating area. Curved wooden wall cupboard.

CONSERVATORY

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

Single glazed wooden construction with tiled floor and wooden rail. Wooden door leading to raised patio area.

SITTING ROOM 17' 5" x 11' 6" (5.3m x 3.5m)

Carpeted floor. Radiator. Open chimney breast with inset electric stove sitting on stone hearth. Multiple plug sockets. LED downlights. uPVC double glazed window to front aspect. uPVC double glazed French doors to raised patio.

FIRST FLOOR: LANDING

uPVC double glazed window to side aspect. Multiple plug sockets. Carpeted floor. LED downlights.

BEDROOM 2 13' 5" x 9' 10" (4.1m x 3m)

Carpeted floor. LED downlights. Multiple plug sockets. Radiator. uPVC double glazed window to side aspect.

BEDROOM 3 13' 5" x 8' 6" (4.1m x 2.6m)

Dual aspect. 3 uPVC double glazed windows. Carpeted floor. Multiple plug sockets. Radiator. LED downlights.

FAMILY BATHROOM

White three piece suite comprising pedestal wash hand basin, panelled bath and WC. Part tiled walls. Laminate flooring. Radiator. LED downlights. Opaque uPVC double glazed window.

MASTER BEDROOM

16' 5" x 11' 10" (5m x 3.6m)

Dual aspect. 3 uPVC double glazed windows. Carpeted floor. Multiple plug sockets. LED downlights. 2 radiators.

ENSUITE BATHROOM

Modern white three piece suite comprising pedestal wash hand basin, WC and panelled bath with shower attachment over and screen. Fully tiled walls. Laminate floor. LED downlights. Chrome heated towel rail. Opaque uPVC double glazed window to front aspect.

OUTSIDE

Brick pavioured area offering off road parking to front of property. Concrete driveway to front of garage. Two sets of steps lead down either side of the property, to the left hand side to the front door and on the right to the rear garden. The gardens are mainly laid to lawn and span 180 degrees offering excellent sea views. Raised decking area for entertaining. Fenced and walled boundaries. Rockery and mature shrubs.

GARAGE - GROUND FLOOR

17' 5" x 17' 1" (5.3m x 5.2m)

2 Single up and over doors. Power and lighting. uPVC double glazed window. Multiple plug sockets.

GARAGE - LOWER GROUND

17' 5" x 17' 1" (5.3m x 5.2m)

Accessed through uPVC double glazed doors. Laminate floor. 2 uPVC double glazed windows giving dual aspect. Power and lighting.

SERVICES

Mains water and electricity. Private drainage.
Gas central heating.

VIEWING

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

POSSESSION

Vacant possession on completion of purchase.

The company do not hold themselves
responsible for any expenses which may be
incurred in visiting the same should it prove
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