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Kerroo Lhea, Mines Road, Foxdale, IM4 3ET  
**Asking Price £570,000**



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Located in the village, yet privately located in a large, mature lawned plot extending to approx. 0.6 acres. Approached along a gravelled driveway, this extended true bungalow offers comfortable family layout with dual aspect Lounge/Diner, new garden room with Everest double glazing, breakfast kitchen, home office, utility and cloaks/WC. There are three double bedrooms, new contemporary style wet room and garage with integral access. Conveniently located to local Primary School, Petrol Station and Pub.





## LOCATION

From the Eairy Head towards Foxdale Village along the A24. Continue past the Clock Tower Industrial Park, the property can be found a short distance on right hand side just past the entrance to primary school.

## **FRONT ENTRANCE PORCH**

UPVC door with frosted glazed panels. Cloaks cupboard. Door to integral garage.

## **INTEGRAL GARAGE**

18' 4" x 10' 10" (5.6m x 3.3m)

Electric operated sectional garage door.

## **INNER HALL**

Radiator. Dado rail. Sliding ladder loft hatch. Built-in airing cupboard housing water cylinder. Leading to living room. Radiator.

## **BEDROOM 1**

13' 0" x 10' 6" (3.95m x 3.2m)

Triple sliding door built-in wardrobe. Coved ceiling. Radiator. Telephone point. Front aspect.

## **BEDROOM 2**

12' 8" x 10' 6" (3.85m x 3.2m)

Double door built-in wardrobe. Coved ceiling. Radiator.

## **BEDROOM 3**

12' 7" x 10' 7" (3.83m x 3.23m)

Double door built-in wardrobe. Coved ceiling. Radiator. Rear aspect over enclosed decking area.

## **BREAKFAST KITCHEN**

18' 1" x 11' 10" (5.5m x 3.6m)

Range of wall and base units. Laminate granite effect worktops with tiled splash backs.

Karndean flooring. 1½ Asterite I sink unit with mixer tap. Plumbed for dishwasher. Built-in cooker with new double oven and new 4 gas ring hob on Island unit with extractor above. Overhead lighting. Television point. Radiator. Rear aspect view.

## **REAR HALL**

Coved ceiling. UPVC back door leading to:

## **UTILITY ROOM**

6' 7" x 11' 6" (2m x 3.5m)

Plumbed for washing machine. Single drainer stainless steal sink unit. Worktop. Double glazed window. Loft access. Laminate white gloss units. Tiled floor. Radiator.

## **CLOAKROOM**

Wash hand basin and low level WC. Coved ceiling. Half tiled.

## **LIVING ROOM**

14' 5" x 19' 8" (4.4m x 6m)

Coved ceiling. Open fire with back boiler set into tiled mantle, surround and hearth. Television, satellite and telephone points. Sliding patio doors to front garden. Dual aspect room. Everest double glazing.

## **DINING ROOM**

11' 2" x 9' 10" (3.4m x 3m)

Open plan to Lounge. Coved ceiling. Double UPVC door through to Conservatory. Radiator.

## **GARDEN ROOM**

13' 1" x 11' 2" (4m x 3.4m)

Everest fitted double glazing. Laminate wood effect flooring. Double doors out to private decking area and garden. 2 velux roof lights.

## **HOME OFFICE**

10' 2" x 9' 2" (3.1m x 2.8m)

Laminate wood effect flooring. Telephone point. Radiator.

## **WET ROOM**

New contemporary shower/wet room. His and hers vanity wash hand basins with drawers below. Low level WC. Large shower area. Vertical heated towel rail. Fully tiled walls and floor. Opaque double glazed window. Electric underfloor heating.

## **OUTSIDE**

Tree lined gravel driveway from the road leads to a large turning area and access to garage. Second gated access with parking for 2 cars. Oil tank at rear. Gas meter box. Enclosed rear decking area with raised flower beds. Set in a large garden mainly laid to lawn. The rear overlooks school playing fields. Open view to surrounding hills. Mature trees and shrubs. Worcester oil boiler and oil tank.

## **SERVICES**

Mains water, gas, electricity, drainage and Worcester oil central heating services are installed. All radiators have thermostatic values fitted. Everest double glazing throughout including bargeboards and guttering. Fibre connected.



## RATES

Rateable Value: £204.00.

Rates Payable: £1,318 for 2022

## VIEWINGS

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

## POSSESSION

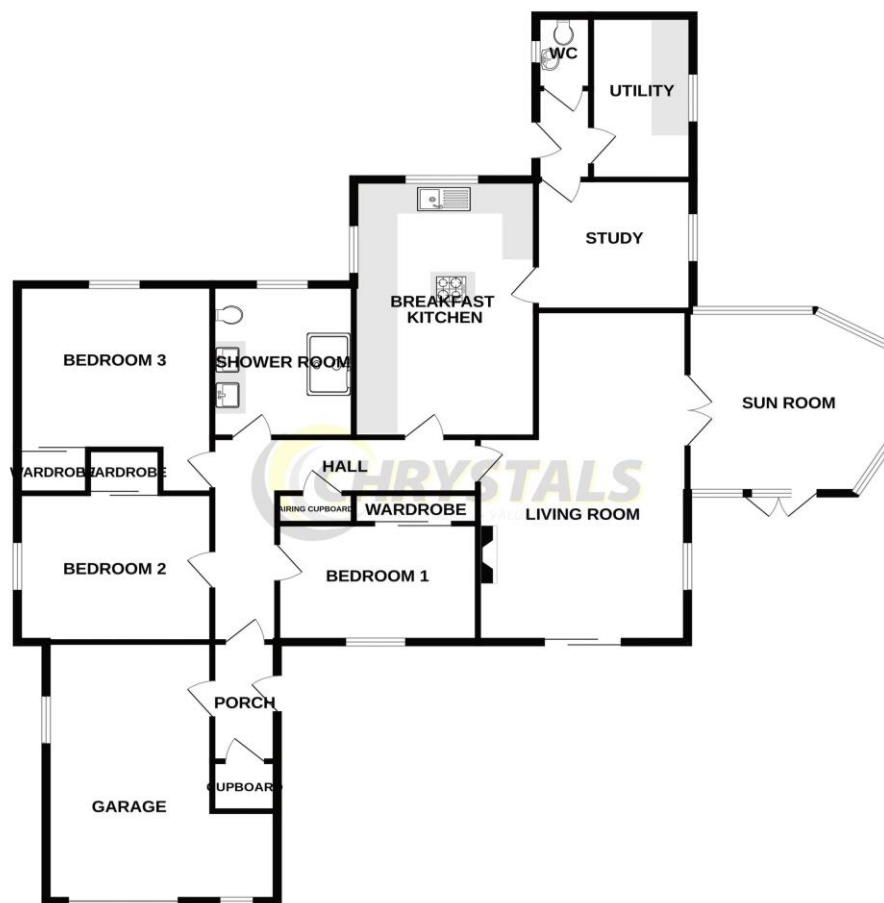
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