



£319,950

17 Cleiy Rhennee, Kirk Michael, IM6 1HT

Modern Detached Family House in a Pleasant Cul De Sac within the Village.
Traditionally Built by Reputable Local Builders Hartford Homes.
Generous Lounge, Dining Room, Study/ Bed 5 & Superb uPVC Conservatory.
Breakfast / Family Room & Semi Open Plan Kitchen with Appliances.
Utility Room, Cloakroom & Integral Garage.
4 Good Size Bedrooms (Master En Suite) plus a Family Bathroom.
Gas Fired Central Heating & uPVC Double Glazing.
Extensive Parking for Approx 4 Cars & Open Plan Frontage.
Mature, Enclosed Rear Garden with Lawn & Deck.

*** SUPERB FAMILY HOME - VIEWINGS HIGHLY RECOMMENDED ***



DIRECTIONS

Travel into the village in a northerly direction passing the primary school and village pub. Turn left just prior to the old IOM Bank building into Station Road. Continue ahead taking the second left into Shore Road then first left into Cleiy Rhennee. Bear left then right where the property will be found on the left, being clearly identified by our For Sale board.

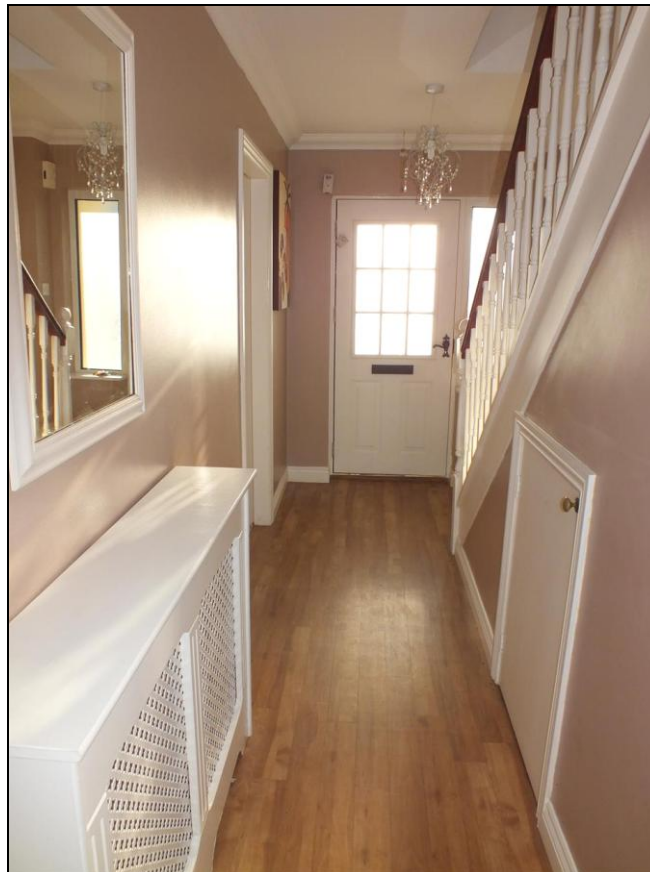
ACCOMMODATION

GROUND FLOOR

Decorative half double glazed entrance door and uPVC side light.

Reception Hall

Stairs lead to first floor with a storage cupboard beneath. Doors to study, lounge, kitchen and cloakroom WC. Quality 'Karndean' oak effect floor covering. Ceiling cornice. Smoke detector.



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Study / Bedroom 5 3.66m (12'0") x 2.59m (8'6")

Having an uPVC window to the front elevation. Ceiling cornice. Television and telephone point. Oak effect laminate floor covering.



Lounge

A bright and spacious room with a uPVC window to the front elevation. Feature fireplace with an inset electric fire, marble hearth and surround. Outlook across the front garden. Ceiling cornice. Television, telephone and satellite points. Clear opening to the dining room.



Lounge continued



Dining Room 3.28m (10'9") x 2.77m (9'1")

A pair of glazed uPVC doors open into the conservatory. Door to kitchen. Ceiling Cornice.



Register on our Mailing List for ...

Conservatory

A superb space which is equally suitable as a playroom or second reception room, heated for year round use. Enjoying a pleasant outlook with double doors leading out to the garden. Plenty of opening top lights. Tinted polycarbonate roof. 'Karndean' oak effect floor covering. Clear opening to family room.



Breakfast / Family Room / Kitchen 8.33m (27'4") x 2.97m (9'9") in total

Naturally separated into 3 areas and having quality 'Karndean' Oak effect floor covering throughout. A uPVC window overlooks the rear garden. Telephone point. Doors to the utility room and reception hall. Clear opening to kitchen area.



Kitchen

Fitted with a good range of 'limed Oak' fronted wall and base units with contrasting background tiling and granite effect worksurfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap. 'Indesit' double electric oven and 'Hotpoint' 4 ring gas hob with extractor above. Integrated fridge and 'Electrolux' dishwasher. Natural light provided by a uPVC window to the rear elevation.



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Utility Room 2.59m (8'6") x 2.13m (7'0") max

Base unit with stainless steel sink and drainer. Space for washing machine. Ceiling cornice. 'Karndean' oak effect floor covering. Door to garage.

Cloakroom

Fitted with a modern white suite comprising WC and hand basin with tiled splash back. Extractor fan. 'Karndean' oak effect floor covering.

FIRST FLOOR

Landing

A spacious area with a built in linen cupboard and loft access.

Master Bedroom

A generously proportioned double room with a uPVC window to the front elevation. Television point. Ample power points. Door to the en suite shower room.



En Suite Shower Room

Fitted with a modern white suite comprising low level WC, pedestal basin with tiled splash back and an enclosed shower. Obscure glazed uPVC window. Shaver point. Built in cupboard.



Bedroom 2 5.94m (19'6") x 2.62m (8'7")

A particularly long double bedroom with a uPVC window to the front elevation. Ample power points. Television point.



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Bedroom 2 Continued



Bedroom 3 3.51m (11'6") x 3.38m (11'1")

A double room with a uPVC window to the rear elevation enjoying garden and distant mountain views. Ample power points. Television point.

Bedroom 4 3.00m (9'10") x 2.59m (8'6")

A large single room having a uPVC window to the rear with garden, hillside and distant mountain views. Ample power points. Television point.

Bathroom 2.24m (7'4") x 1.96m (6'5")

Fitted with a modern white suite comprising low level WC, pedestal basin with tiled splash back and shaver point. Panelled bath with mixer shower attachment and tiled surround. Glazed shower screen. Vinyl floor covering. Extractor fan. Obscure glazed uPVC window.



OUTSIDE

Rear Garden

A good size, enclosed garden. Mainly laid to lawn with planted borders and palisade fencing. Large decked area ideal for outdoor entertaining. Gated access to the front of the property.



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Side Garden



Front Garden

Mostly laid to lawn with a long, wide driveway offering a good amount of off road parking space.

Integral Garage 5.61m (18'5") x 2.79m (9'2")

Having an up and over garage door. Fixed wall shelving. Half glazed door to the side of the property. Energy efficient 'Glow Worm' gas fired condensing boiler - installed approximately 2009/2010.

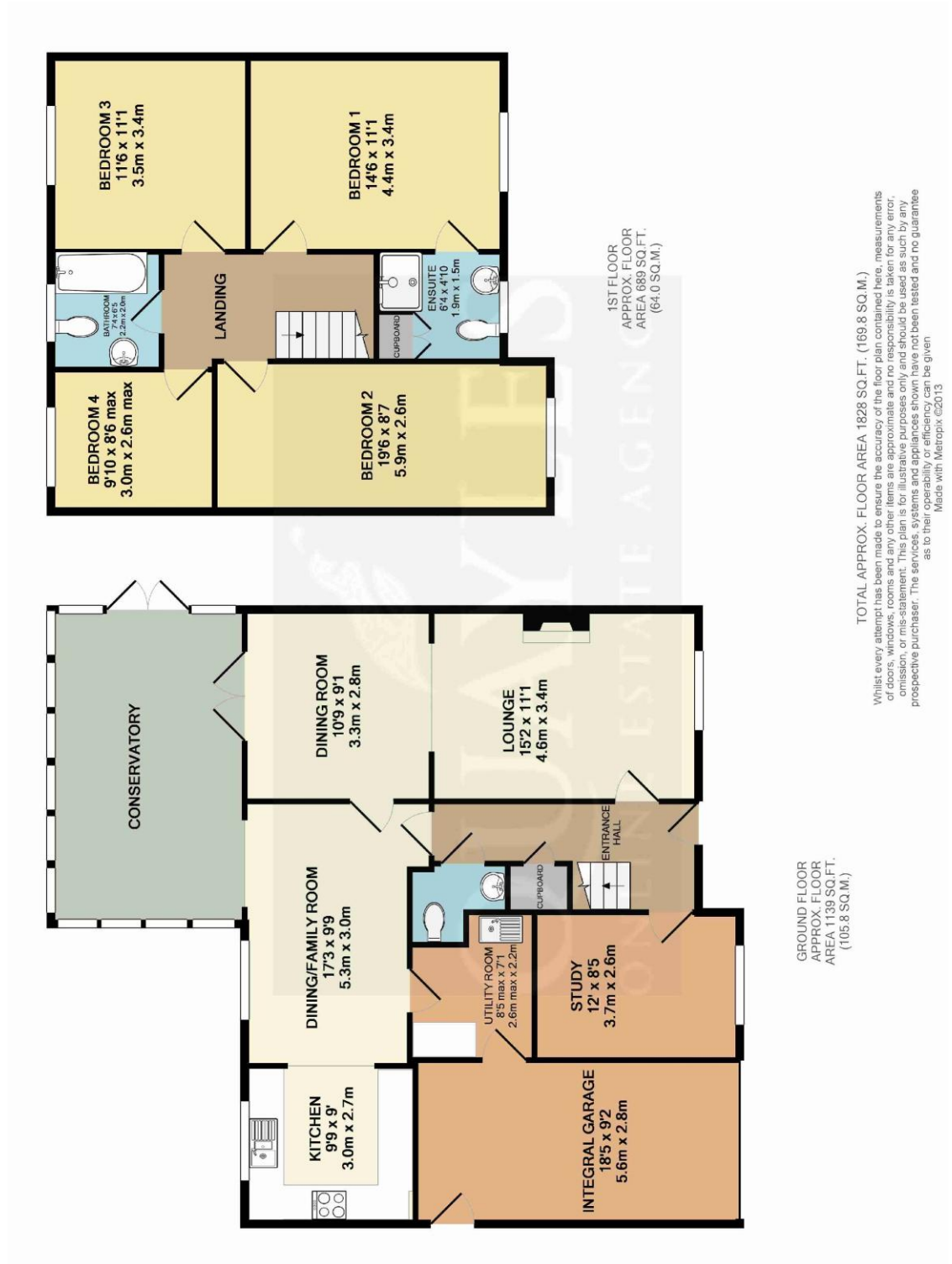
Services All mains services are installed. Gas central heating

Tenure Freehold

Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with the Agent Quayles Limited.

FLOORPLAN



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Whilst all details are believed to be correct neither Quayles Limited, their employees or clients can guarantee their accuracy, nor are they intended to form part of any contract. Our photographs are often taken using a camera with a wide angled lens, whilst this is useful for capturing a larger area it can also result in distortion or partial stretching of an image.

All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.