



£595,000

61 Cronk Drean, Second Avenue, Douglas

Spacious Detached True Bungalow in a Favoured Location.
Recently the Subject of a Considerable Modernisation Programme.
Excellent Potential to Create Home Office / Guest Accommodation.
Ample Space for Further Development to the Main Property (stpp).
Spacious Entrance Area, Cloakroom and Utility Room.
Excellent Lounge, Dining Room & Breakfast Kitchen.
4 Double Bedrooms (1 en-suite bathroom), plus Family Bathroom.
Oil Fired Central Heating and Mostly uPVC Double Glazing to Bungalow.
Off Road Parking and Large Detached Garage with Room Above.
Large, Well Maintained Gardens with Patios and Mature Shrubbery.



*** VIEWINGS MOST HIGHLY RECOMMENDED ***

DIRECTIONS

Travel out of Douglas on the Glencrutchery Road towards Onchan. Turn left into Second Avenue, bearing right into Cronk Dreen. Keep to the right, following the road round into the cul-de-sac where number 61 will be found in the top right hand corner.

OVERVIEW

A naturally bright and spacious true bungalow which occupies a good size plot in a favoured location midway between Onchan and Douglas with easy access to the amenities of both. Recently extended and modernised to a good degree with scope for further improvements / extension if required (stpp). Viewings come highly recommended as properties such as this are difficult to find and an early sale is anticipated.

ACCOMMODATION

Half glazed timber entrance door and side panel leading to the main reception area.

Reception Area

A spacious area with ornate coved ceiling, recessed down lights and feature inset display niche. Solid oak floor covering which continues through the inner hall.

Inner Hall

Ornate coved ceiling, recessed down lights and power point. Double doors to the lounge.



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Lounge 8.05m (26'5) x 4.42m (14'6)

A generously proportioned room with a large uPVC window to the front elevation and double doors with matching side panels overlooking and leading to the rear garden. Modern contemporary log effect wall mounted electric fire with wall mounting for plasma television over. Ornate coved ceiling, recessed down lights and wall lights on dimmer controls. Power points and double telephone point. Solid oak floor covering.



Exclusively Marketed Property

Rear Hall

Feature 'church style' timber framed window offering a garden view. Access via an aluminium pull down ladder to the boarded and insulated loft. Ornate coved ceiling and recessed down light. Oak strip flooring. Decorative half glazed double doors to dining room. Door to the extended breakfast kitchen.

Breakfast Kitchen 5.00m (16'5) x 3.53m (11'7)

A light and airy room with triple aspect uPVC windows and double doors to the rear patio. Fitted to three walls with a good range of maple effect wall, base and drawer units together with black granite work surfaces and upstands incorporating a 1 1/2 bowl stainless steel sink with mixer tap. Built in brushed steel electric oven with matching four ring hob, splashback and canopy extractor. Space for American style fridge. Built in dishwasher. Coved ceiling, recessed downlights and slate tiled floor.



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Dining Room 5.41m (17'9) x 2.87m (9'5)

Having a uPVC window overlooking the rear garden. Ornate coved ceiling and recessed down lights.



Cloakroom 1.73m (5'8) x 1.09m (3'7)

Fitted with a white suite comprising wall mounted wash hand basin and duo flush WC. uPVC window to rear elevation. Coved ceiling and oak strip floor covering.

Rear Inner Hall

Having a wall of built in, full height storage cupboards with double high level shelves and hanging rails. Cupboard housing the 'Mega flo' pressurised hot water cylinder.



Utility Room max 4.19m (13'9) x 1.80m (5'11)

'Camray 5' oil fired central heating boiler. Sink unit, work surface and high level shelves. Ceiling spot light fitting. uPVC window and half glazed door to the rear garden.

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Master Bedroom 4.19m (13'9) x 3.71m (12'2)

Having a uPVC window to the front. Coved ceiling with spotlights. Laminate floor covering. Telephone point. Please note, the measurement given does not include the trio of built in double wardrobes with central doorway to the bathroom.



En Suite Bathroom 1.80m (5'11) x 1.73m (5'8)

Fully tiled and fitted with a four piece suite comprising corner shower base with curtain rail and fully plumbed shower valve, panelled bath, pedestal wash basin and WC. Wall mounted mirror, shaver light and chrome ladder style towel rail. Directional spotlights. uPVC window to side. Laminate floor covering.

Bedroom 4 3.43m (11'3) x 2.97m (9'9)

uPVC window to front. Coved ceiling with centre spotlight fitting. Wall mounting for television.

Family Bathroom 3.71m (12'2) x 1.70m (5'7)

Having attractive panelled walls with a suite comprising inset bath, high level WC and shaped pedestal basin. Recessed tiled cubicle with fully plumbed shower and downlight. Obscure glazed uPVC window to rear elevation. Spotlight fitting and wall lights. Oak stripped floor covering.

Bedroom 2 3.63m (11'11) x 3.02m (9'11)

Having a uPVC window to the front elevation. Coved ceiling and spotlight fitting.

Bedroom 3 3.61m (11'10) x 3.02m (9'11)

A good sized double room which is currently utilised as a study with a uPVC front window. Coved ceiling with spotlights. Telephone point. Oak floor covering.

OUTSIDE

To the front is a large splayed drive which has been block paved for ease of maintenance. Fenced boundaries with shrub planted borders. Outside power points and canopied porch with inset down lights. Shaped lawn and side access to the rear garden.



Detached Garage

Electronically controlled roller door. Double glazed uPVC window to rear. Part glazed uPVC door to garden. Light and power. Enclosed staircase to the upper floor.

UPPER FLOOR

An excellent L-shaped room with scope to use as a guest room, gym or home office. Double glazed uPVC dormer and side window. Sloping ceiling to one side. Directional spotlights. Wall mounted electric heater. Wood effect, laminate floor covering.

Shower Room

Shower cubicle and white wash basin. Double glazed uPVC rear window.

Open Storage Area

With sloping ceiling.

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Rear Garden

A wide mature garden with generous lawn, mature trees, bushes and fenced boundaries. Flagged patio area. Water and power points.



Services Mains water, electricity and drainage are installed. Oil fired central heating.

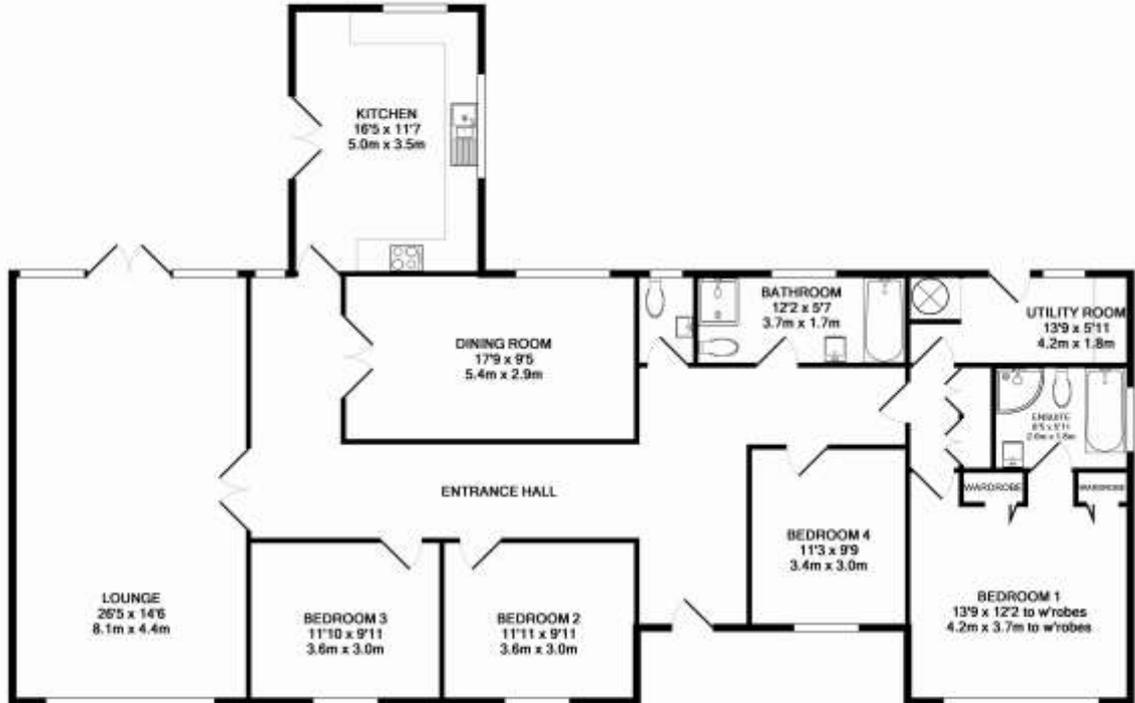
Tenure Freehold

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

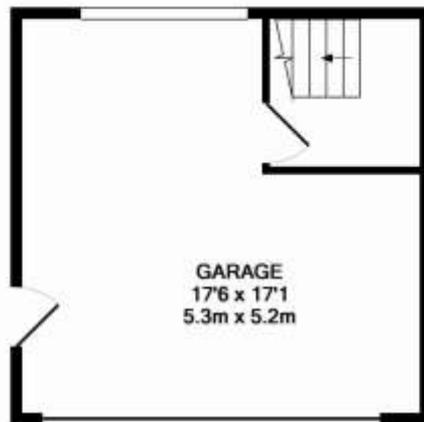
Viewings Strictly by appointment with the Sole Agent Quayles Limited.

Exclusively Marketed Property

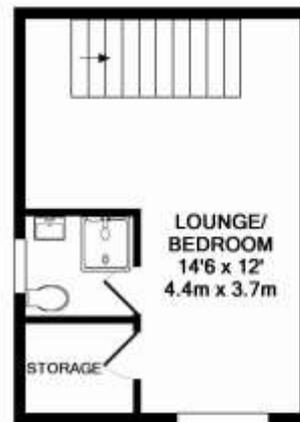
FLOORPLAN



TOTAL APPROX. FLOOR AREA 1504 SQ.FT. (138.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**GROUND FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)**



**1ST FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.1 SQ.M.)**

TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.3 SQ.M.)
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