



£325,000

8 Kerrocruin, Kirk Michael, IM6 1AF

An Extended, Detached Bungalow in a Popular Residential Cul De Sac.
A Short Flat Walk to the Main Bus Route & Village Centre Which Benefits from:
Chemist, Post Office, Butchers, Tearoom, Hairdressers & Village Shop.
Primary School, Various Halls, Family Friendly Pub & Play Parks.
Pleasant Old Railway Line Walks, Glen Wyllin Campsite & Beach.
Beautifully Presented, Fully Refurbished, Spacious Accommodation.
Generous Lounge & Superb Breakfast Kitchen with Appliances.
3 Double Bedrooms (1 with En Suite Bathroom) & Shower Room.
Gas Fired Central Heating & uPVC Double Glazing. Highly Insulated.
Larger than Average Single Garage, Off Road Parking for 3-4 Cars.
Gated Access to a Concrete Hardstanding at the Side of the Property.
Large Enclosed Rear Garden with Patio and Lawns.
Gate to Old Railway Line - Ideal Pedestrian Access off the Course During TT.



*** A PRISTINE PROPERTY WHICH SIMPLY MUST BE VIEWED TO BE FULLY APPRECIATED ***

DIRECTIONS

From Douglas or Peel travel into Kirk Michael with the primary school on the right and continue past the Mitre public house. Continue along a little further taking a left turn into Station Road. Take the first right turn into Kerrocruin where the property will be found a short distance along on the left hand side.

OVERVIEW

The bungalow is technically of 'Cambar' construction, however, the current owners have completely stripped back, reconfigured and re rendered the original structure in addition to adding a substantial cavity built extension. The property has been re wired and re plumbed with replacement bathroom, shower room and luxury kitchen. The layout is flexible, the current owners preferring to utilize two rooms as reception rooms but it would be equally feasible to have 3 double bedrooms and a lounge diner. Please refer to the floor plan for details.

ACCOMMODATION

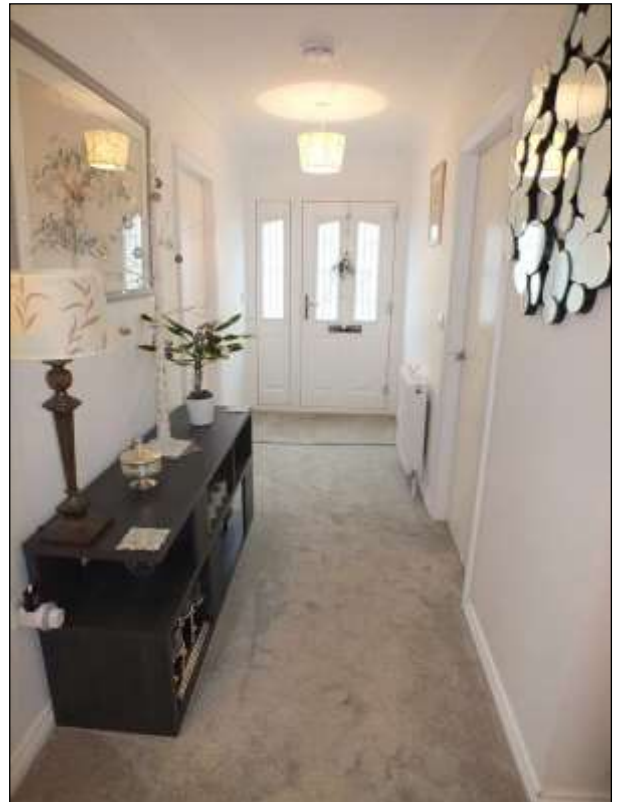
A half obscured and leaded uPVC door with side panel leads to the entrance hall.



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Entrance Hall

A spacious area with a pull down ladder to the heavily insulation attic with light. Space for a console or similar. Coved ceiling. Smoke detector. Power points. Doors to the kitchen and bedroom 2/ lounge diner. Clear opening to the inner hall.



Breakfast Kitchen 4.24m (13'11") x 3.68m (12'1")

Fully fitted with a superb range of glossy wall, base and drawer units together with deep pan drawers and a centre island which also incorporates storage and a breakfast seating area. Corian work tops with matching upstands incorporate a 1 1/2 bowl stainless steel sink with a mixer tap and glass splash back. Inset 'AEG' 4 ring induction hob also with a glass splash back and a brushed steel filter hood above. Built in electric oven and combi microwave, integrated fridge, freezer and dishwasher. Sliding uPVC doors overlook and lead out to the rear patio and garden. Coved ceiling with two lights on a dimmer control unit. Counter lighting. Smoke detector. Plinth heaters and vinyl floor covering.



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Bedroom 2/ Potential Lounge Diner 6.05m (19'10") x 3.17m (10'5") min

Formerly a lounge/ diner, this spacious bedroom has plenty of space for a bed and plenty of freestanding furniture. The measurement excludes a deep set, built in wardrobe with various storage solutions including hanging rails, shelving and shoe racking. Quality wood flooring. Two uPVC windows, one to the front, one to the side. Coved ceiling with two lights on a dimmer control unit.



Inner Hall

A deep set cloaks cupboard with an automatic light houses the consumer unit and telephone point. Benefiting from a radiator and coat hooks. Plenty of space for the usual household items. Power point. Doors to bedroom 3/ sitting room, shower room and the master bedroom suite. Clear opening to the rear hall.

Bedroom 3/ Sitting Room 4.52m (14'10") min x 3.84m (12'7")

A double room which is currently utilised as a sitting/ dining room. Having a uPVC window to the front and a deep recess suitable for housing a wardrobe, or as used by the current owners, a TV unit. Coved ceiling with two lights on a dimmer control unit. Plenty of space for a sofa alongside a dining table and chairs. NB Measurement given excludes the door recess.



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Bedroom 3 / Sitting Room pic 2



Shower Room 2.16m (7'1") x 2.08m (6'10")

Fitted with a contemporary suite of large corner enclosure housing a fully plumbed shower with easy care aquaboard backing. Vanity unit with a top mounted basin, aquaboard splash back and an illuminated, mirror fronted cabinet above. Push button flush WC. Chrome, ladder style towel warmer. Vinyl floor covering. 'Addvent' extractor.



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MASTER SUITE

Dressing Area 3.51m (11'6") x 1.35m (4'5")

Having a built in dressing table with an illuminated mirror above. Coved ceiling. Power points. Clear opening to the bedroom. Door to the en suite bathroom.



Bathroom 2.67m (8'9") x 1.78m (5'10")

A good size room which has easy care aqua boarding and a low maintenance, vinyl ceiling with inset lighting. Fitted with a white suite comprising panelled bath with a mixer shower over, vanity unit with a top mounted basin, aquaboard splashback and an illuminated mirror with a shaver point together with a push button flush WC. Chrome ladder style towel warmer. 'Addvent' extractor. Space for a free standing storage unit. Vinyl floor covering.



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Bedroom 1 3.81m (12'6") max x 2.87m (9'5")

A uPVC window looks out over the rear garden. Space for a 'Super King' size bed with built in high level cupboards and bedside units together with a range of fitted wardrobes incorporating hanging rails, drawers and shelving. Coved ceiling. Wall lights.



Rear Hall

A uPVC window provides natural light. Doors to the lounge/ bedroom 2 and utility room. Recess suitable for linen baskets or a shelving unit.

Lounge/ Potential Bedroom 2 5.84m (19'2") x 3.58m (11'9")

A spacious, dual aspect room with two uPVC windows, one overlooking the rear garden. This room would make an equally good bedroom if required. Covered ceiling with two lights on dimmer control units. Television and satellite points. Smoke detector.



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Utility Room 2.62m (8'7") x 2.18m (7'2")

Work surfaces and upstands to two sides, one providing a useful work station/ study space. Wall and base units. Inset stainless steel sink with a lever mixer tap. Plumbed for a washing machine and space for a tumble dryer. Coved ceiling. 'Addvent' extractor. Vinyl floor covering. Half glazed uPVC door to the outside - a few steps across to the attached garage.



OUTSIDE

Front Parking Area

Paved for ease of maintenance and suitable for parking up to 4 cars. Double gates lead to the side of the property.

Attached Garage 5.18m (17'0") x 3.20m (10'6")

A generous single garage with an up and over panelled door to the front and an obscure glazed uPVC door to the rear. Fitted shelving. 'Vaillant' gas fired boiler. Consumer unit. Light and power. Cold water point.

Side of Property

Concreted hardstanding which runs along to the rear garden. External lighting.

Rear Garden

A generous garden which is primarily laid to lawn, with a patio adjacent to the kitchen. Enjoying much privacy with a wall to one boundary and fencing to the other. A raised bed to the rear is planted with easy care shrubs. Gate to the old railway line. Potting shed/summer house. External lighting and power points. Cold water point. Double gates to the main entrance at the side of the property.



Rear Garden pic 2



Services All mains services are installed. Gas fired central heating and uPVC double glazing.

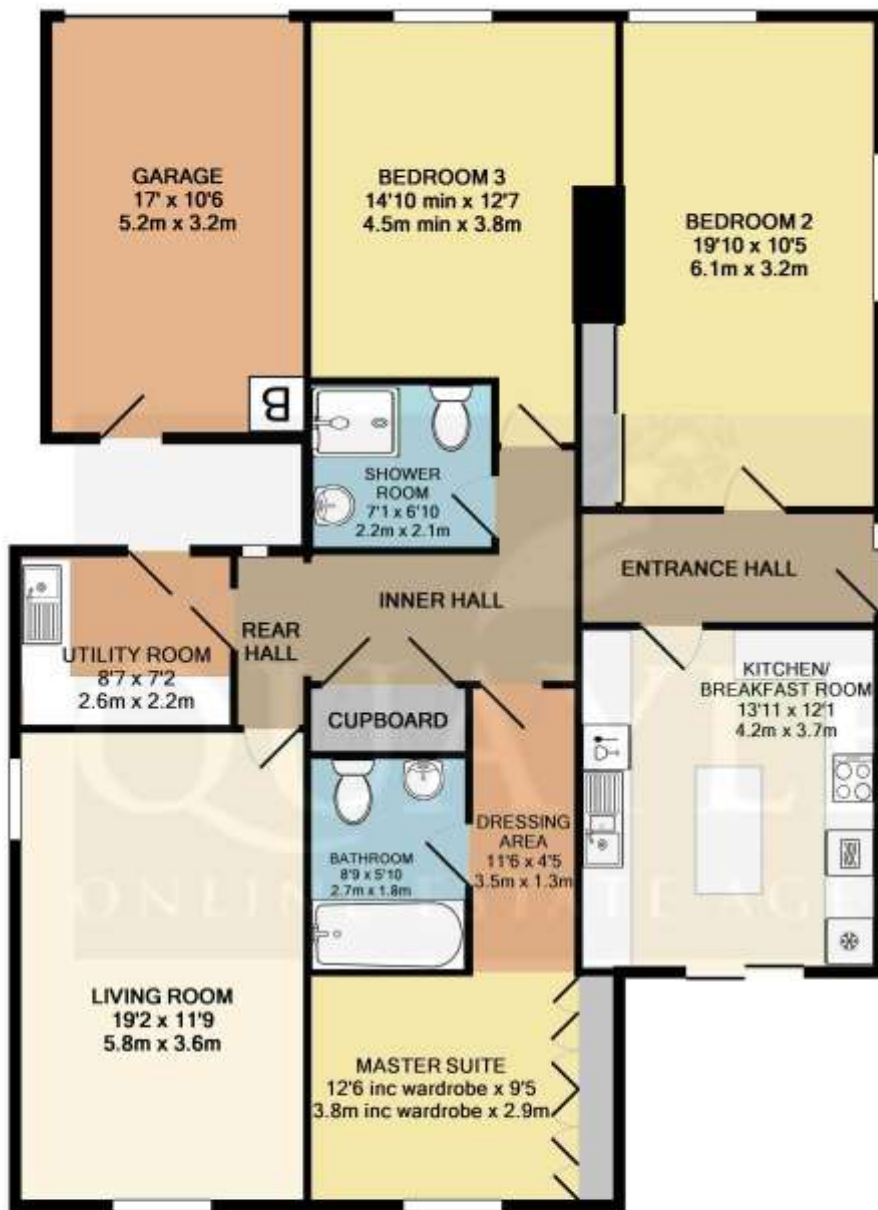
Tenure Freehold

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

Viewings Strictly by appointment with the Agent Quayles Limited.

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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 1480 SQ.FT. (137.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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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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.