



£395.000

2 The Cherry Walk, Tromode, IM2 5NR

Detached 3 Bed Georgian Style Property Within a Well Established Modern Development. Ideally Located within a Short Drive of Douglas Centre, Finance Sector & Schools. Spacious Accommodation Which Could Easily be Reconfigured to Create an Extra Bedroom. Generally Well Maintained but May Benefit from Further Modernisation Throughout. Entrance Hall, Through Lounge with Adjacent Dining Room & Separate Garden Room. Kitchen/ Breakfast Room, Large Utility & Ground Floor Shower Room. Master Suite with En Suite Bathroom & Dressing Room (Former Bedroom 4). Family Bathroom & 2 Further Double Bedrooms (1 Currently Arranged as a Study). Oil Fired Central Heating & uPVC Double Glazing. Integral Double Garage & Block Paved Driveway Providing Ample Space for 2 Vehicles. Open Plan Front & Rear Gardens with Mature Trees & Shrubs. Extremely Private Enclosed Side Garden with Lawn & Wraparound Patio.



*** BENEFITING FROM NO ONWARD CHAIN ***

DIRECTIONS

From The Quarterbridge roundabout travel up Quarterbridge Road and onto Bray Hill. At the lights, with St Ninians High School on the right, take a left turn onto Ballanard Road. Continue along to the mini roundabout, taking the first exit and continuing down Johnny Wattersons Lane. Turn right then right again into The Cherry Walk where number 2 will be found a short distance along on the left.



Register on our Mailing List for ...

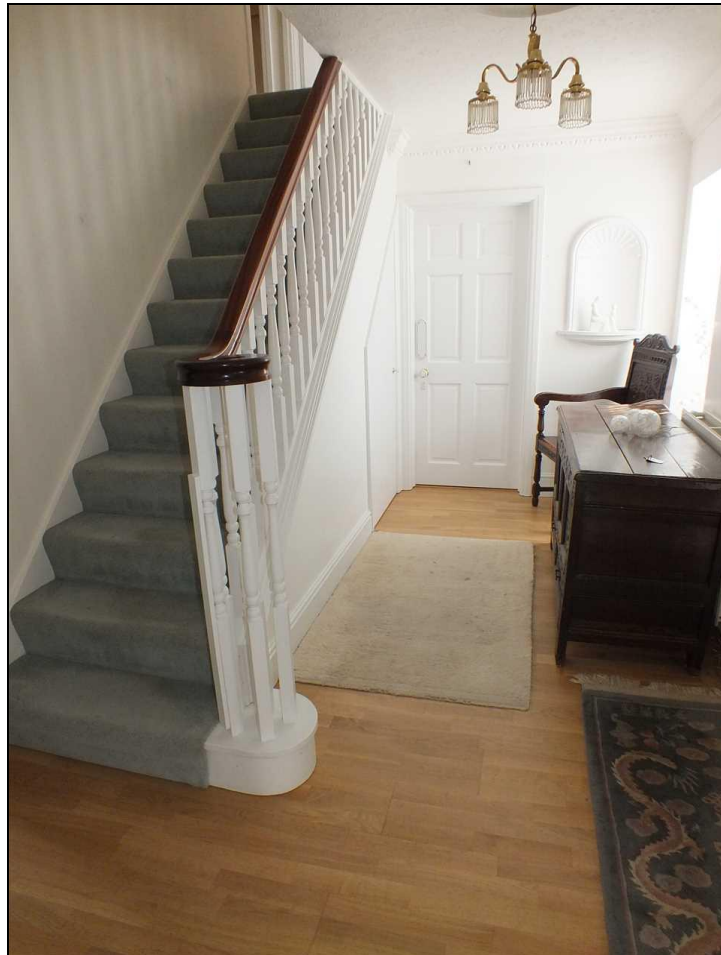
ACCOMMODATION

Portico entrance with night light. A uPVC Georgian style door leads into the entrance hall.



Entrance Hall

An attractive staircase with a cupboard beneath leads up to the first floor. Traditionally styled with features such as 'Egg & Dart' coving, decorative corbels, ceiling rose, 'Servants bell' and display niche. Deep set uPVC window. Oak effect floor covering. Power points. Doors to the breakfast kitchen, dining room and lounge.



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Lounge 6.07m (19'11") x 4.11m (13'6")

A superb, dual aspect room with 'parquet' effect flooring. To the front is a deep, uPVC bow window. Sliding doors lead out to the rear patio. Open grate fireplace with an 'Adam' style surround. Decorative cornice and ceiling rose. Television, telephone and power points. Open archway to the dining room.



Dining Room 4.01m (13'2") x 3.12m (10'3")

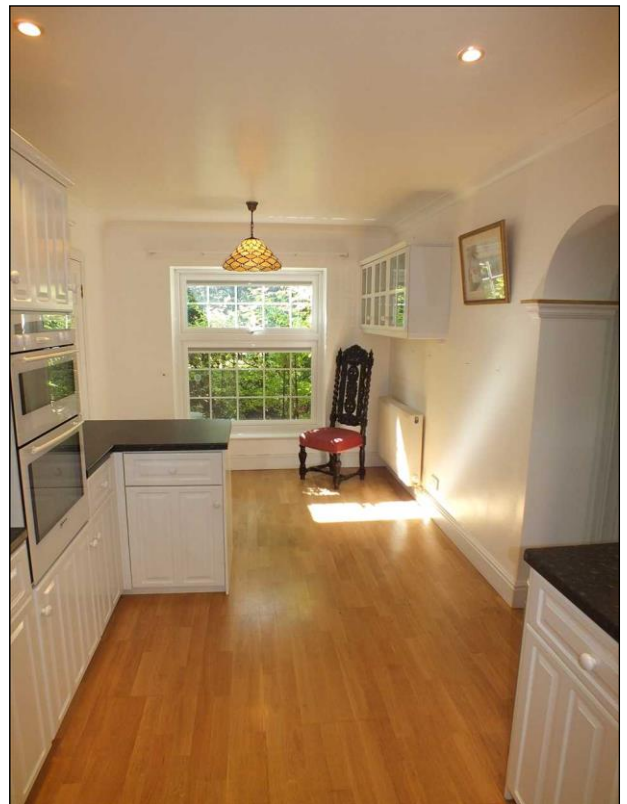
Sliding doors lead out to the rear patio. Parquet effect floor covering. Ornate coving and ceiling rose.



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Kitchen/ Breakfast Room 6.10m (20'0") x 2.64m (8'8")

To the front is a deep set uPVC window and space for a table and chairs. Gloss fronted wall units. Oak effect floor covering continues through a wide opening to the kitchen which has been fitted with an excellent range of wall, drawer line base and display units together with granite effect work surfaces incorporating twin stainless steel sinks with a lever mixer tap and waste disposal unit. Contrasting background tiling and counter lighting. Integrated 'Whirlpool' dishwasher. 'Neff' built in twin electric ovens and a ceramic hob with a brushed steel canopy extractor above. Coved ceiling with recessed downlights. Rear facing uPVC window. Telephone point. Clear opening to the rear hall.



Rear Hall

Flooring to match the kitchen continues through a further archway to the utility room. Doors to the garage and shower room. 'Egg and dart' coving. Directional spotlights.

Garden Room 5.28m (17'4") x 3.28m (10'9")

A superb addition to the property, having opening uPVC windows to three sides along with a door to the private side garden. Insulated roof. Ornate coving. Recessed downlights and 5 amp circuit. Television and satellite points. Oak strip flooring.



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Shower Room 2.21m (7'3") x 1.63m (5'4")

Fully tiled and fitted with a modern white suite comprising push button flush WC, bidet, pedestal basin and a corner enclosure housing a fully plumbed shower. Recessed downlight and further light/ extractor. Oak effect floor covering. Rear facing uPVC window.



Utility Room 3.12m (10'3") x 1.98m (6'6")

A useful room with a base unit and work surface fitted with an inset stainless steel sink with a mixer tap. Space for a washing machine and tumble dryer. Additional space for three further appliances or more storage units if required. Having a uPVC double glazed window and door to the rear garden. Ceiling spotlight fitting and oak effect floor covering.

Integral Double Garage 5.08m (16'8") x 4.27m (14'0")

Having an electronically operated up and over door. 'Boulter' oil fired boiler with a 'Main' pressurised hot water cylinder. Consumer unit and fuse board. Telephone, light and power points.

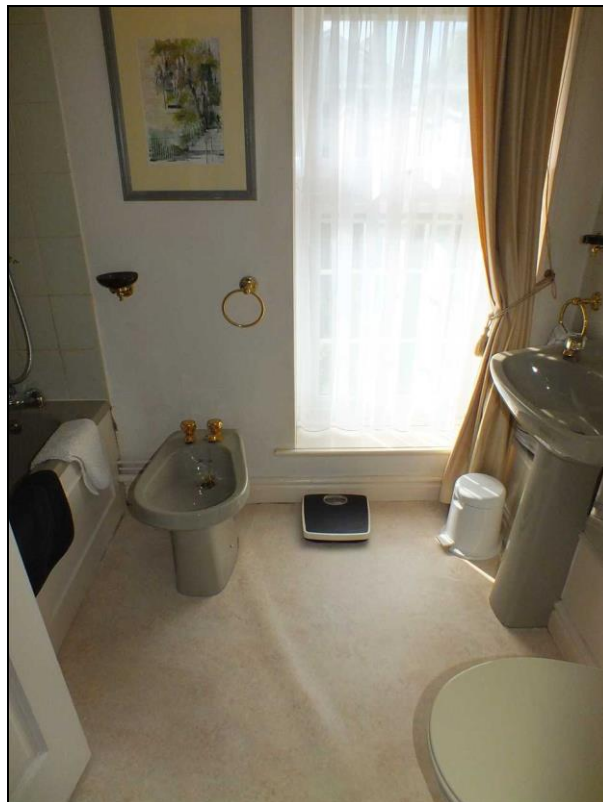
FIRST FLOOR

Landing

Loft access. Coved ceiling with recessed downlights. Smoke detector. Deep set, shelved airing cupboard.

Family Bathroom 2.31m (7'7") x 1.83m (6'0")

Fitted with an 'Avocado' suite of panelled bath with a mixer shower attachment, bidet and pedestal basin together with a modern push button flush WC. Partially tiled walls. Mirror and shaver light. Medicine cabinet. Front uPVC window. Vinyl floor covering.



Bedroom 3/ Study 2.92m (9'7") x 2.74m (9'0")

Currently shelved out for use as a study but being the size of a double bedroom in total. Large uPVC window to the front. Coved ceiling.
NB measurement excludes the door recess.

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Bedroom 2 3.58m (11'9") x 3.10m (10'2")

A double room with a uPVC window to the rear. Wall units. Television and telephone points.



Master Bedroom 6.10m (20'0") x 3.56m (11'8")

A superb, dual aspect room with two uPVC windows to the front and one to the rear. Ample space for free standing furniture. Coved ceiling with inset spotlights. Television point. Clear opening to the dressing room/ former bedroom 4. Door to the en suite bathroom.



Master Bedroom pic 2



En Suite Bathroom 1.88m (6'2") x 1.80m (5'11")

Fitted with an 'Ivory' coloured bath with a fully plumbed shower head over, pedestal basin and WC. Wall mounted cabinet. Illuminated mirror. Front uPVC window.

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Dressing Room 3.66m (12'0") x 2.06m (6'9")

Formerly bedroom 4. Relatively simple to reinstate if required. Fitted with a wall of classically styled wardrobes together with a dressing table recess, illuminated mirror and high level storage units. Rear facing uPVC window with fitted pull down blinds. Coved ceiling with inset lighting.



OUTSIDE

To the front is an open plan lawn with mature trees strategically planted for privacy. To one side is a generous two car block paved drive leading to the garage and front entrance. An ornate wrought iron gateway leads to the side garden.



Side Garden

A truly private garden which is sheltered by neat hedging. A large triangular lawn extends to the side whilst a flag stone effect patio wraps around to the back of the property. Light and power points.



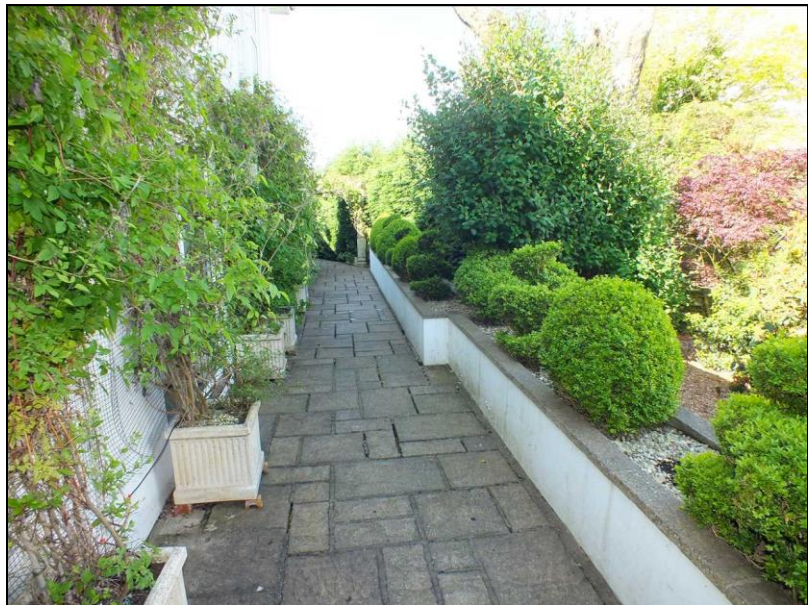
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Side Garden pic 2



Rear Garden & Patio

Raised beds planted with topiary bushes. Step down to the rear garden which is planted with a variety of colourful trees but otherwise low maintenance.



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

Tenure Freehold

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

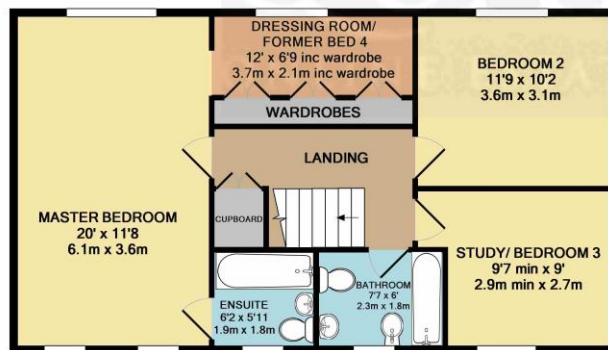
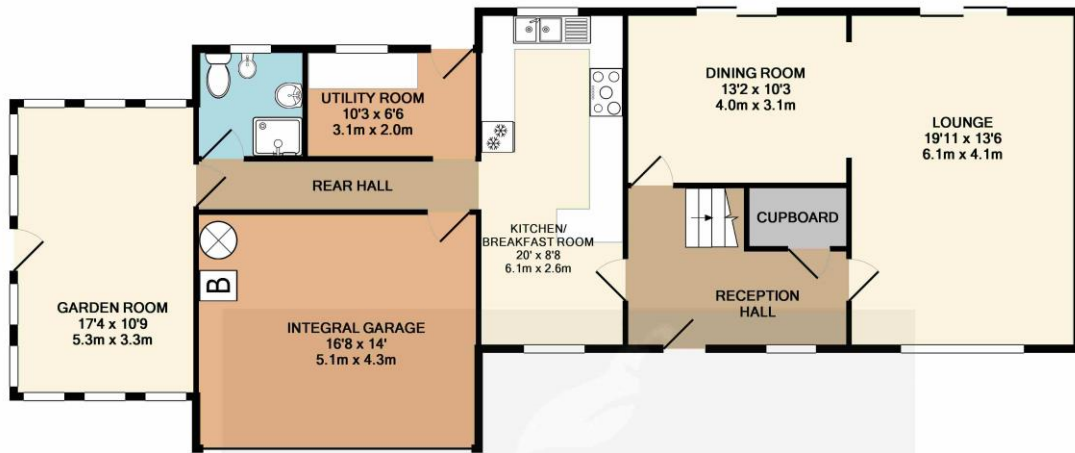
Viewings Strictly by appointment with the Agent Quayles Limited.

NOTES:



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FLOOR PLANS



TOTAL APPROX. FLOOR AREA 1988 SQ.FT. (184.6 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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