



4 Victoria Way, The Meadows, Castletown, IM9 1DX

Approx. 1,220sq/ft semi-detached new build 3 bed house situated in a quiet & sought after location. Remainder of a 10 year NHBC warranty. Lawned front & rear gardens. Integral garage & driveway.

£410,000

Property Overview

Property Type	Semi-Detached
Receptions	2
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Semi-Detached	Cloakroom	1
Receptions	2	Heating	Gas Fired Central Heating
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Integral Single



Leah Drinkwater

Sales Negotiator

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Property Description

6 Years remaining of the 10 year NHBC warranty.

Accommodation

Ground Floor

Entrance Hallway (approx. 14'5 x 7'2 max)

Stairway access to the first floor. Under stairs storage cupboard.

Downstairs W.C. (approx. 6'2 x 2'9)

Fitted with a two piece suite comprising of a wash hand basin and W.C. Frosted uPVC double glazed window. Half tiled walls. Tiled flooring.

Open Plan Lounge/Kitchen/Diner

Lounge/Diner (approx. 28'3 x 10'6)

Feature electric fireplace with a wall-mounted television above, which can be included in the sale. uPVC double glazed window overlooking the front aspect. The dining area has a set of uPVC double glazed double doors opening out onto the rear garden. Opening into:

Kitchen (approx. 9'6 x 9'1)

Fitted with a modern range of base, wall and drawer units. Work surfaces incorporate a one and a half bowl sink with a mixer tap which can provide instant hot water, and a drainer to one side. Integrated electric Zanussi oven/grill with a Zanussi induction four ring halogen hob and Elica extractor hood above. Integrated Zanussi fridge/freezer, AEG dishwasher and Zanussi microwave. uPVC double glazed window overlooking the rear garden. Under unit lighting. Ceiling downlighters.

Utility Room (approx. 7'3 x 6'1)

Work surface incorporates a single bowl sink with a mixer tap over and drainer. Space for a washing machine and separate dryer. Extractor fan. Radiator. Tiled flooring. Door leading through to the garage.

First Floor

Landing (approx. 10'2 x 6'11)

Linen cupboard with fitted slatted shelving. Access to a boarded loft through a drop-down hatch. uPVC double glazed window to the side aspect.

Bedroom 1 (approx. 13'4 x 10'6)

Built-in wardrobes with sliding doors. uPVC double glazed window overlooking the front aspect.

Bedroom 2 (approx. 14'6 x 8'8)

uPVC double glazed window overlooking the rear garden.

Bedroom 3 (approx. 11'3 x 9'3)

uPVC double glazed window overlooking the rear garden.

Family Bathroom (approx. 8'8 x 7'4)

Fitted with a four piece suite comprising of a bath tub, walk-in shower cubicle, vanity wash hand basin unit with storage below and W.C. Frosted uPVC double glazed window. Back-lit mirrored medicine cabinet. Heated towel rail. Ceiling downlighters. Extractor fan. Fully tiled walls and flooring.

Outside

To the front of the property there is a small laid to lawn garden and a block paved driveway with access to the garage, which provides off road parking for up to three cars. External electric car charging point which the current Vendor's have arranged for the property to be on the Comfy Heat Tariff.

To the rear of the property there is a laid to lawn garden with drainage installed. Block paving to 2 of the borders. Fenced boundaries. Garden shed. External tap and power points. Gated access around one side of the property.

Integral Garage (approx. 10'5 x 9'11)

Fitted with an electric sectional garage door. Wall mounted Baxi gas fired central heating boiler. Fuse box. Multiple power points. Fibre connection box. Door into:

Home Office (approx. 9'11 x 9'1)

uPVC double glazed window overlooking the rear garden.

Services

All main services are connected. Gas fired central heating. uPVC double glazed throughout. Electric car charging point which is currently on the Comfy Heat Tariff. Fibre connected.

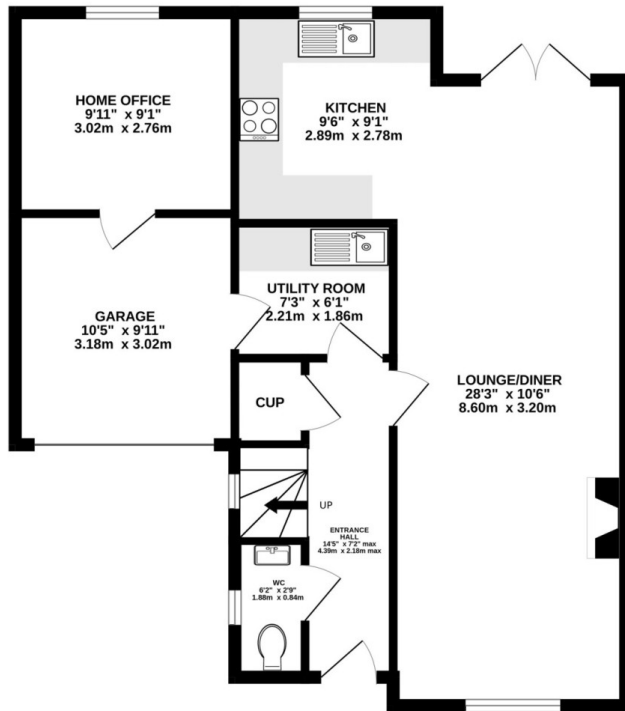
Directions

Travelling through Ballasalla and past Ronaldsway Airport, continue along the main road and in the direction of Castletown. Upon reaching the roundabout junction, bear right, onto Victoria Road and take the next right hand turning into Victoria Way. Continue straight, past the first left turning, where number four can be found a short distance along on the left hand side, clearly identified by our For Sale board.

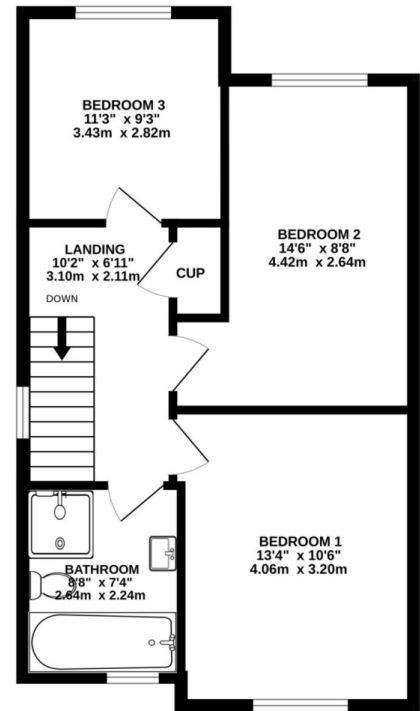




GROUND FLOOR
703 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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