



Greeba View, Main Road, Crosby, IM4 2DQ

A stunning modernised 4 bed home with luxury finishes featuring underfloor heating, a premium kitchen, cinema room & double garage & gym. Designed for modern, energy-efficient living with comfort & convenience throughout. Spacious rear garden & a prime TT viewing spot to the front aspect.

£750,000

Property Overview

Property Type	Detached
Receptions	3
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Detached	Cloakroom	1
Receptions	3	Heating	Oil Fired Central Heating
Bedrooms	4		uPVC Double Glazed
Bathrooms	1	Windows	Easily Maintained
En-Suites	1	Front Garden	Lawned
		Rear Garden	Double
		Garage	



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Property Description

Greeba View has been meticulously upgraded to create a fully integrated smart-home ecosystem. Centrally controlled via Google Home, the residence offers seamless, unified management of lighting, climate, entertainment, and security. Every room is hard-wired with a robust network and dedicated data points, ensuring a stable, high-performance digital environment that is truly 'future-proofed' for the modern homeowner.

Beyond the smart-home technology, the house is engineered for comfort and efficiency. It features underfloor heating across the ground floor, loft-integrated air conditioning in the principal suite, and soundproofing - including acoustic glazing on all front-facing windows - ensuring a tranquil and comfortable climate throughout the year. The technical 'brains' of the home are neatly consolidated in a central, organised hub, allowing for a clean, clutter-free interior.

Combining structural excellence, renovated to a high standard throughout, with luxury finishes and high-end tech, this property offers a genuine 'turn-key' lifestyle. From the Hörmann smart-integrated garage door and purpose-built fitness suite, to the automated exterior perimeter lighting, every detail has been refined to provide an effortless, high-specification living experience from the moment you move in.

Greeba View is located a stone's throw from The Crosby pub & restaurant, as well as a short walk from The Co-Op and Costa Coffee. The property is also located a short walk from bus stops.

Accommodation

Ground Floor

Entrance Porch (approx. 6'6 x 6'5)

Tiled floor with underfloor heating.

Entrance Hallway (approx. 12'4 x 6'6)

Welcoming entrance area providing access to the main ground floor rooms. Smart smoke alarm, linked into the Google Home ecosystem. Under stairs closet, housing the underfloor heating (and brains of the house), naturally keeping coats warm during the cooler months.

Living/Cinema Room (approx. 19'9 x 12'10)

Modern custom fit media wall with a Dolby 9.1 surround sound, installed to Dolby standards with angles for optimum sound. Custom RGBW LED coving, with smart control, via app, voice and Google Home. All wiring concealed, wired back to the media unit in the corner. Naturally lit room, with 4 windows and acoustic glazing. Blackout blinds and curtains to eliminate

reflections when enjoying the cinema. Underfloor heating with room thermostat, controlled via app/Google Home.

Kitchen (approx. 20'1 x 12'10)

Fitted with a Schuller German kitchen, with upgraded painted doors and white quartz worktops. Double smart self-cleaning Neff ovens, one of which has a steam function, and are both controllable via app. Neff built-in microwave. Designer induction hob. Elica remote control extractor hood. Smart LED lighting, voice controlled via Google Home. Media wall with sound bar and concealed wiring for easy access. Underfloor heating with room thermostat, controlled via app/Google Home. Tiled flooring.

Dining Room/Snug (approx. 12'10 x 11'11)

Underfloor heating with room thermostat, controlled via app/Google Home. Click Vinyl flooring which is easy to clean and hardwearing.

Utility Room (approx. 11'11 x 6'6)

Useful secondary workspace for laundry, cleaning equipment, and household storage. Custom fit base and wall units. Houses the oil fired central heating boiler, currently in warranty. Smart washer/dryer, controlled via app. Underfloor heating with room thermostat, controlled via app/Google Home. Click Vinyl flooring which is easy to clean and hardwearing.

Downstairs W.C. (approx. 6'6 x 3'0)

Custom fitted units. Underfloor heating.

First Floor**Landing (approx. 14'1 x 10'1)**

Spacious landing area with a fitted hardwood staircase and hardwearing wool carpets. Skylight providing natural light. Spacious airing cupboard, with fitted wall units and drawers, providing ample room for laundry and hiding the hot water tank, while keeping towels warm. Smart smoke alarm, linked into the Google Home ecosystem. Pull-down ladder providing access to the boarded loft, housing master air conditioning, shower pumps, bathroom ventilation etc. Power and lighting.

Bedroom 1 (approx. 19'9 x 13'3)

Custom fit walk-in wardrobe with shoe drawers. Smart lights with Google Home voice controls. Acoustic glazing. Custom fit sideboard with a media wall. Wired for a 5.1 surround sound system. Primary heating via a stylish radiator. Concealed fitted air conditioning for the warmer months, which can also be used for instant heat.

En-Suite Shower Room (approx. 8'5 x 5'10)

Dimmable spotlights. Easy clean ceiling. Fully tiled walls and flooring. Smart LED lighting and ceiling speakers, both can be controlled via Google Home. Walk-in shower. Demister mirror. Wall-mounted toothbrush chargers. Heated towel rail with electric thermostat.

Bedroom 2 (approx. 12'10 x 11'10)

Acoustic glazing. Freestanding wardrobe. Concealed wires for a wall mounted TV. Remote controlled lighting. Bedside USB sockets. Newly fitted carpet.

Bedroom 3 (approx. 12'10 x 12'6)

Freestanding wardrobe. Concealed wires for a wall mounted TV. Smart controlled lighting, via voice control and Google Home. Bedside USB sockets. Newly fitted carpet.

Bedroom 4/Study (approx. 9'3 x 7'8)

Versatile room suitable as a single bedroom, nursery, dressing room, or study. Abundance of media points/sockets. Hardwearing wool carpets.

Family Bathroom (approx. 11'7 x 6'6)

Dimmable lights. Easy clean ceiling. Fully tiled walls and flooring, with imported Italian tiles. High power extractor to the loft. Freestanding bath tub with wall mounted spout taps. Walk-in shower. Floating stone basin and wall spout taps. Demister mirror. Heated towel rail.

Outside

Greeba View is located on the iconic TT course and offers a true front-row seat to all the racing action.

Approached via a large sweeping driveway that creates an impressive first impression, the property offers excellent frontage and strong kerb appeal. The driveway wraps around the property, providing direct access to the front and rear entrance doors, garage, and gym, while offering ample parking for multiple vehicles.

The front garden, together with the boundary wall, fencing, pathways, and driveway, enhances the property's attractive approach. The entrance door area provides an ideal space for decorative planting, lighting, or signage, and the external condition and finish of the property are to be described in accordance with the property inspection.

To the rear, the property benefits from a generous outdoor space ideal for family use, gardening, outdoor seating, and entertaining, with the benefit of outdoor lighting. The garden has been newly landscaped at the far rear, significantly increasing the overall garden size and creating additional usable outdoor space. A large garden shed provides excellent storage, while multiple external power sockets and outside taps add practicality and convenience for day-to-day use and garden maintenance.

Double Garage (approx. 17'11 x 15'3)

Fitted with a modern Hörmann rollmatic space saver door which is linked to Google Home and can be controlled via app or voice command. High quality oak workbench with modern drawer and shelving storage. LED lighting and fully powered with ample power sockets.

Gymnasium (approx. 22'10 x 15'11)

Purpose-built gym facility constructed off the detached garage, offering a dedicated space for exercise and fitness equipment. Fully wired for TV, sound system and speakers. With a Wi-Fi point, connected to Google Home. High quality rubber gym flooring. Flexible use as a fitness studio, hobby room, workshop, home office, or additional storage space.

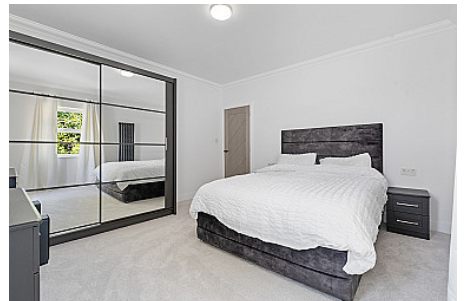
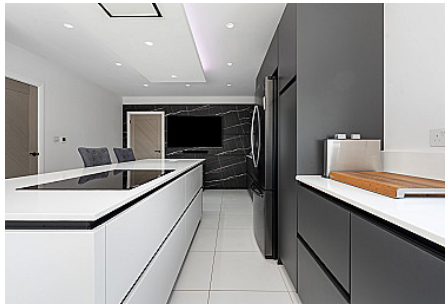
Services

All main services are connected. Oil fired central heating. uPVC double glazed throughout.

Directions

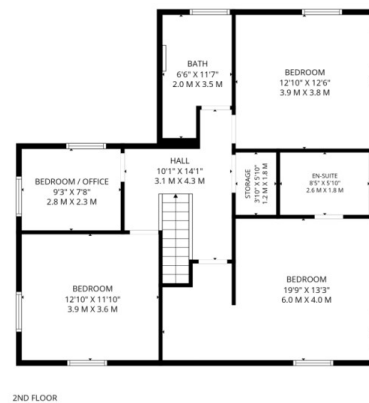
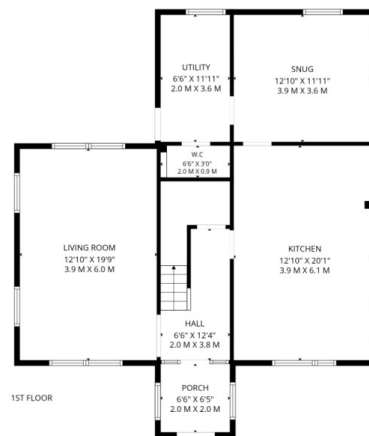
Travelling through Union Mills and Glen Vine along the main road, continue past Marown Church and proceed into Crosby. Follow the road past the Co-Op and The Crosby Hotel, where Greeba View can be found a short distance along on the right hand side, clearly identified by our For Sale board.











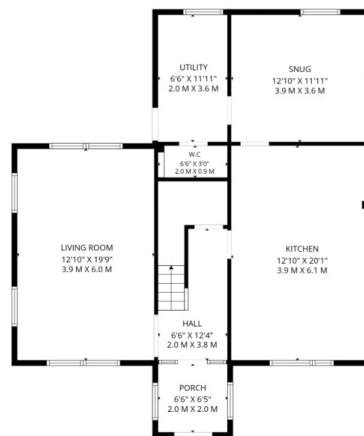
Total: 2061 sq. Ft, 191 m2

1st Floor: 1186 sq. Ft, 110 M2, 2nd Floor: 875 sq. Ft, 81 m2

Excluded Areas: Porch: 42 sq. Ft, 4 M2, Utility: 77 sq. Ft, 7 M2, Garage: 273 sq. Ft, 25 M2,
Storage: 22 sq. Ft, 2 M2, Walls: 204 sq. Ft, 20 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





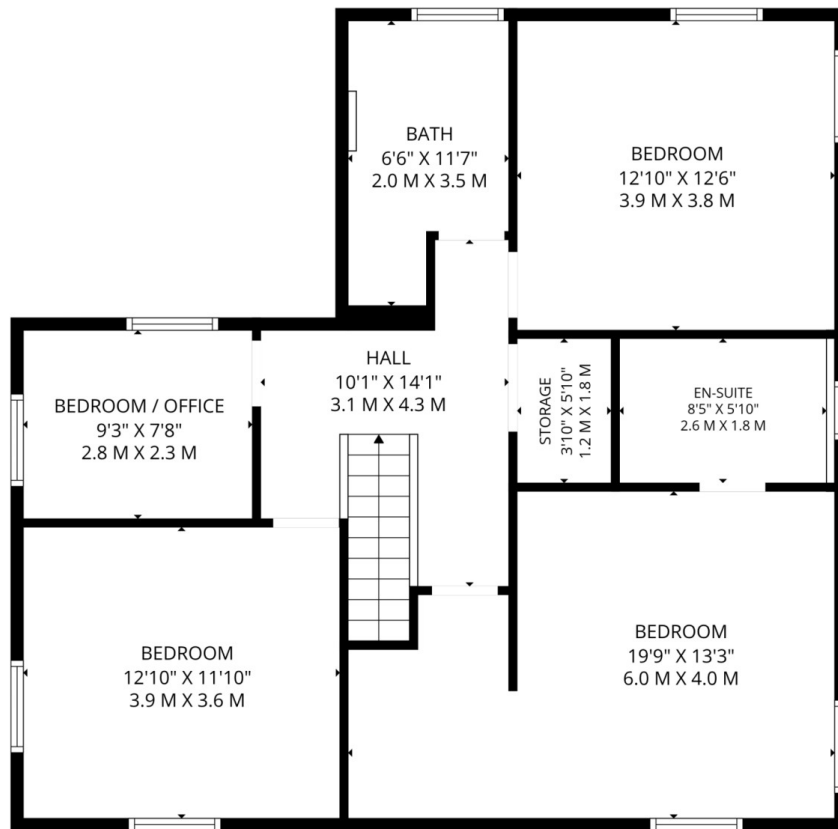
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