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8 Kitterland Lane, Ballakilley, Port Erin, IM9 6DX
Asking Price £545,000

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A well-presented 'Maple' style detached house, occupying a corner plot within a sought-after modern development and enjoying open views over the green area. Accommodation comprises lounge, quality fitted dining kitchen, sun room, utility room, integral garage and cloakroom to the ground floor. Upstairs offers four bedrooms, en-suite shower room and bathroom. Outside is a delightful south-west facing rear garden, mainly laid to lawn, with a composite decked area, and driveway to front. No onward chain.



LOCATION

Travelling out of Port Erin along Castletown Road, proceed to Four Roads roundabout and turn left. Take the 1st left turn after Southlands into Ballakilley development and go straight ahead to the mini roundabout at the green. Turn left, then first right into Kitterland Lane. Number 8 is the last property on the left hand side.

ENTRANCE HALLWAY

Staircase leading to first floor.

CLOAKROOM

Wash hand basin, w.c., Xpelair.

LOUNGE

19' 3" x 12' 8" (5.86m x 3.86m)

Good-sized bright and airy room with lovely large window. Fitted wall units. Glass double doors to:

DINING KITCHEN

20' 4" x 12' 6" (6.19m x 3.81m)

Super range of wall and base units with contrasting worktops incorporating stainless steel sink unit, electric oven, ceramic hob, cooker hood, integral dishwasher, integral fridge/freezer, downlighters, ceramic tiled floor. Door to Utility room. Opening to:

SUN ROOM

13' 3" x 9' 3" (4.04m x 2.82m)

Lovely light room with bi-fold doors leading to decking area and south-west facing rear garden.

UTILITY ROOM

8' 5" x 5' 10" (2.56m x 1.78m)

Fitted with a good range of wall and base units with contrasting worktops incorporating stainless steel sink unit, dryer. Door to garden. Door to:

INTEGRAL GARAGE

17' 2" x 8' 7" (5.23m x 2.61m)

Up and over door. Light and power. Gas central heating boiler.

FIRST FLOOR

LANDING

Built-in airing cupboard. Loft access.

BATHROOM

Contemporary fitted suite comprising panelled bath with shower over, w.c., wash hand basin, Xpelair.

BEDROOM 1

15' 4" x 12' 8" (4.67m x 3.86m)

Front aspect with lovely outlook over open green area. Fitted mirrored wardrobes.

EN SUITE SHOWER ROOM

Modern suite comprising shower, wash hand basin, w.c., chrome ladder style heated towel rail, Xpelair.

BEDROOM 2

13' 9" x 8' 2" (4.19m x 2.49m)

Front aspect. Fitted mirrored wardrobes.

BEDROOM 3

11' 0" x 9' 7" (3.35m x 2.92m)

Rear aspect.

BEDROOM 4

11' 3" x 8' 6" (3.43m x 2.59m)

Rear aspect.

OUTSIDE

To the rear is a large, landscaped south-west facing garden comprising lawned area, raised flower beds and composite decking areas, large shed. At the front is a block paved driveway and open plan lawn.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing.

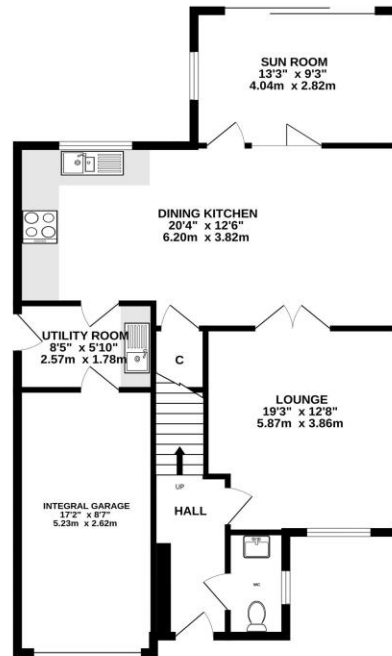
POSSESSION

Vacant possession on completion of purchase. Freehold. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the

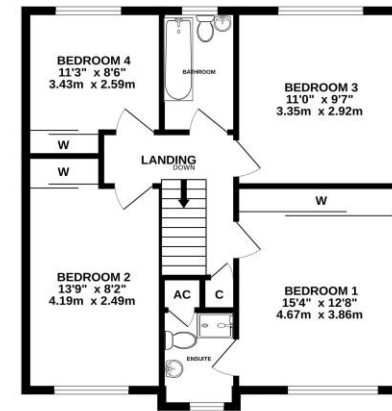




GROUND FLOOR



1ST FLOOR



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