



ASKING PRICE

£320,000



THE DETAILS

 4  2  1



8 Springfield Rise

Foxdale

£320,000

call in today or visit www.blackgracecowley.com for more details

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

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THE DESCRIPTION

- A superb modern detached family home
- Providing excellent, well presented and spacious accommodation
- Situated in a quiet cul-de-sac, in a central location
- Countryside views
- Lounge, open-plan Dining Kitchen, Utility, Cloakroom
- 4 Bedrooms, En Suite Shower Room and Family Bathroom
- Garage and off road parking for four cars
- Large enclosed rear garden and front lawned garden
- Still under NHBC Guarantee
- Viewings highly recommended

THE PROPERTY

DIRECTIONS

From the Ballacraigne traffic lights travel South on the A3, going through Lower Foxdale and Higher Foxdale. Proceed past the Ellen Vannin Fuels petrol station and take the first turning on the left onto Mines Road. Continue along the A24 past the clock tower, then take the second turning on the left into Springfield Rise, where the property can be found a short distance up on the left hand side, clearly identified by our for sale board.

ACCOMMODATION

ENTRANCE HALL

Karndean Oak flooring. Telephone point. Stairs to first floor.

CLOAKROOM

Fitted with a modern two piece white suite comprising wall mounted sink and toilet with concealed flush box. Tiled floor and splash backs.

LOUNGE (APPROX 14'6 X 12'4)

Coved ceiling. Karndean Oak flooring. Modern feature fire surround with inset electric coal fire. Television, satellite and telephone points. Twin glazed oak doors leading into:-

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KITCHEN DINER (APPROX 25'9 X 9'7)

Fitted with modern base, wall and drawers units. Fitted granite style worktops with matching drainer and inset one and a half bowl stainless steel sink. Under cupboard lighting. Fitted Siemens fan assisted double oven with matching four ring ceramic hob and vented extractor above. Integrated fridge freezer and dishwasher with matching doors. Attractive tiled flooring. Coved ceiling. Telephone point. Large under stairs storage cupboard. Twin Oak doors leading to:-

CONSERVATORY (APPROX 13'4 X 10'1)

Tiled flooring. Television point. Twin doors leading to a paved patio area and large garden. Views to hills and countryside.

UTILITY ROOM (APPROX 8'9 X 5'5)

Fitted matching base units and worktops with inset stainless steel sink. Coved ceiling. Tiled flooring. Door to side of property and garden.

FIRST FLOOR

LANDING

Coved ceiling. Fitted linen cupboard. Access via Slingsby style ladder to insulated and boarded loft space with lighting.

BEDROOM 1 (APPROX 13'0 X 9'5)

Coved ceiling. Stunning views over hills and countryside. Door to:-

EN SUITE SHOWER ROOM

Fitted with a white suite, fully tiled shower cubicle, wash hand basin with tiled splash back and toilet with concealed flush box. Storage cupboard. Extractor fan.

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BEDROOM 2 (APPROX 13'1 X 8'5)

Coved ceiling. Built in wardrobes. Countryside and hill views.

BEDROOM 3 (APPROX 11'6 X 9'5)

Coved ceiling. Overlooking rear garden.

BEDROOM 4 (APPROX 10'5 X 8'5)

Coved ceiling. Overlooking rear garden.

FAMILY BATHROOM

Part Tiled walls complement the white suite of bath with shower attachment and screen, wash hand basin with tiled splash back, and toilet. Tiled flooring. Extractor fan.

OUTSIDE

A good sized open plan lawned front garden with attractive brick paved driveway providing off road parking for four vehicles. Access via a side gate to a large west facing garden, which is laid to lawn. Medium timber garden Shed and Greenhouse. Established shrubs and vegetable patch. Pleasant rural views.

GARAGE (APPROX 16'6 X 8'2)

Single garage with up and over door. Baxi gas fired combi boiler provides central heating and hot water.

SERVICES

All mains services available. Gas fired central heating.

TENURE

Tenure is Freehold.



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POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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