



ASKING PRICE

£525,000

THE DETAILS



4



2



3



Kelander

Main Road, Baldrine

£525,000

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

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
Kelander, Main Road, Baldrine



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THE DESCRIPTION

- Well presented detached house
- Situated just a short drive from Douglas, Onchan and Laxey
- Entrance Hall, Downstairs WC
- Lounge, Kitchen/Dining Room, Conservatory, Utility Room
- 4 double Bedrooms, Bathroom and Shower Room
- Detached Garage and Off Road Parking to the rear
- Front and Rear Gardens
- EV Charging Point
- Oil Fired Central Heating/ Solar Power
- uPVC double glazed throughout, Underfloor Heating to part

THE PROPERTY

Black Grace Cowley are pleased to offer Kelander to the market, a well presented detached family home in Baldrine. Situated in an elevated position and enjoys distant sea views from the front elevation. A short drive from Douglas, Onchan and Laxey.

Entering the property via the composite double glazed door which leads into a welcoming entrance hall with laminate flooring, understairs storage and stairs to the first floor. At the end of the entrance hall is a partially glazed oak door which provides access into the open plan kitchen/diner. The kitchen is fitted with a range of contemporary base and wall units with stone work tops and a matching island. There are high quality integrated appliances which include an induction hob, double oven, dishwasher and space for an American style fridge freezer. Off the kitchen is a spacious utility/boot room which is fitted with a comprehensive range of storage units and space and plumbing for a washing machine and tumbler dryer and underfloor heating. A uPVC double glazed door provides access to the side of the property. The dual aspect lounge is situated at the front of the property and enjoys distant sea views from the bay window, there is a feature fireplace with a stone surround and tiled hearth. The Kitchen/Diner and Lounge all benefit from tiled floors with under floor heating and flow seamlessly to create an open-plan living space, perfect for families and entertaining. The conservatory is accessed off the dining area via a set of sliding doors, and has a set of uPVC double glazed doors to the rear which lead out to the patio and a uPVC double glazed door to the front which leads to the lawned garden. On the first floor there is a galleried landing with storage, four double bedrooms, modern bathroom and a separate wet room style shower room. The bathrooms benefit from underfloor heating.



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To the front of the property there is a lawned garden and flower bed, central steps lead up to the front door. There is a concrete path which leads to a set of steps that lead down to the Main Road, providing easy access to the bus route. To the rear of the property there is a paved patio area with steps leading up the lawned garden with a greenhouse and access up to the rear parking area and detached garage with EV Charging Point.

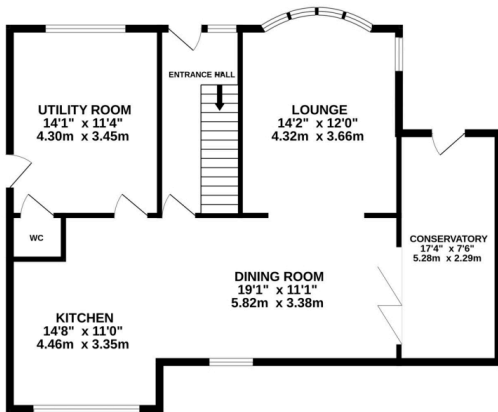
Oil fired central heating/ Solar Panels on the garage roof along with dual battery storage housed in the garage. uPVC double glazed throughout. Oil fired underfloor heating to the Lounge, Kitchen/Diner, Utility/Boot room. Bathroom and Shower room benefit from electric underfloor heating.

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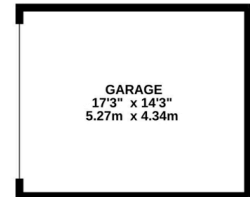
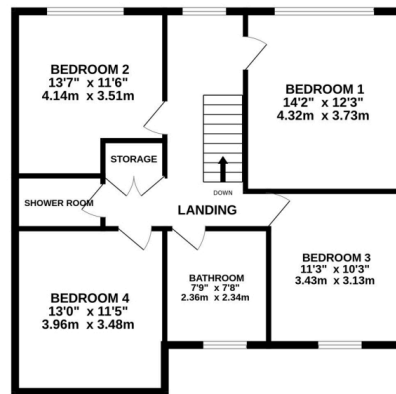
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FLOORPLAN

GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA: 1947 sq.ft. (180.9 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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