



ASKING PRICE

£795,000



## THE DETAILS



4



2



3



Nookery Hill

Abbey Road, Ballasalla

£795,000

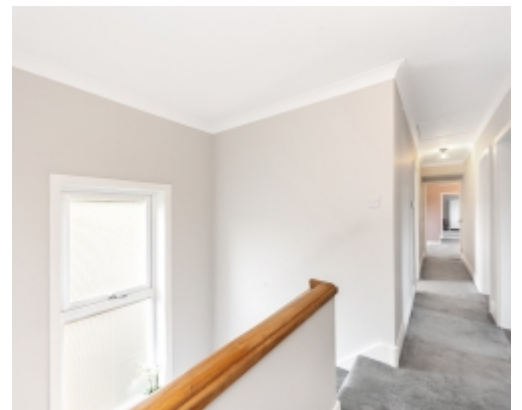
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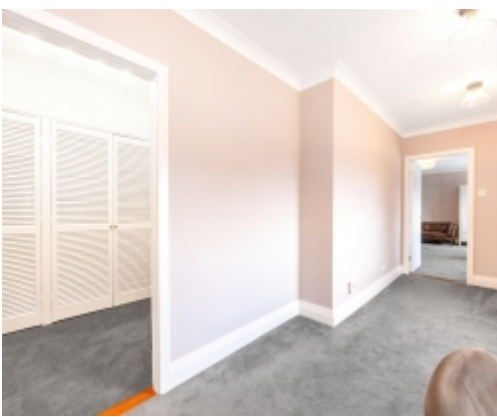
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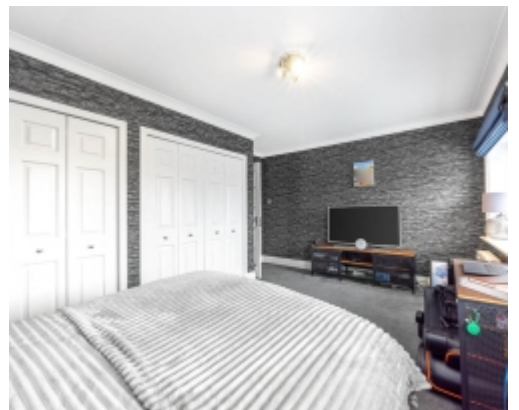
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR  
**Nookery Hill, Abbey Road, Ballasalla**







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# Nookery Hill, Abbey Road, Ballasalla





PROPERTY DETAILS FOR

# Nookery Hill, Abbey Road, Ballasalla

## THE DESCRIPTION

- Extensive detached property with views over The Abbey Gardens
- Located within easy distance of Silverdale Glen, King William's College and Ronaldsway Airport
- Open plan Kitchen Diner, Lounge and Snug
- Utility/Boot Room, Guest WC
- Large Home Office/Bedroom 4
- Master Bedroom with Dressing Room and En-Suite
- A further 2 Bedrooms and Family Bathroom
- Integral Garage, Off Road Parking
- Private, mature gardens and raised patios

## THE PROPERTY

Black Grace Cowley are delighted to bring to market Nookery Hill, sat in an elevated position this extensive detached property has views across The Abbey Gardens with historical structures that date back almost 900 years.

The property offers 2,500 sq.ft of living space which consists of a stunning open plan kitchen diner, formal lounge and additional snug both rooms benefitting from log burners, providing a cozy feel to the living space on offer. Separate utility boot room, guest WC and large home office that could be utilised as a 4th double bedroom and stairs leading to the lower ground floor where integral garage access can be found. A turning staircase from the inner hall gives access to the first-floor landing with views to farm land at the rear, there is a beautiful master suite with walk through dressing area, walk in wardrobe and a modern en suite shower room. In addition to the master bedroom, there are two further double bedrooms and a large family bathroom that has been renovated to the highest standard.

There is off street parking via a private driveway and the property is surrounded by private, mature gardens and raised patio areas attracting sunshine throughout the year.

Located within easy walking distance of The Abbey Restaurant and Silverdale Glen, plus, just a short drive from King William's College and Ronaldsway airport – Nookery Hill is positioned perfectly in the South of the Island.

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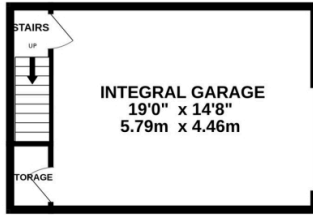
uPVC double glazed. Gas fired central heating.

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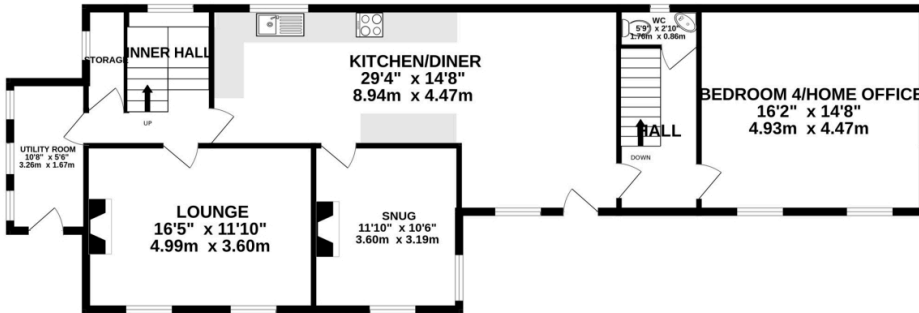
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**FLOORPLAN**

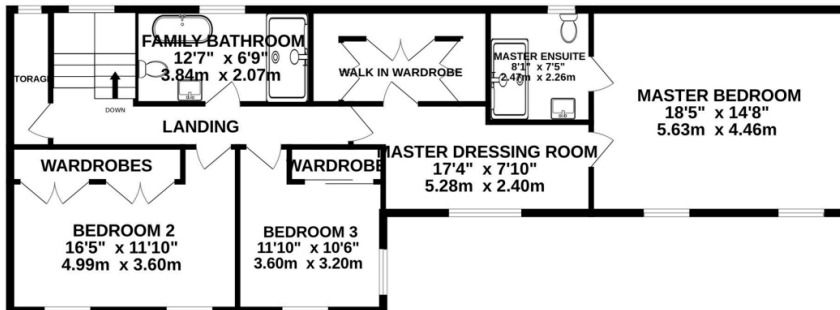
INTEGRAL GARAGE  
321 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR  
1118 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 2513 sq.ft. (233.4 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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