



ASKING PRICE

£679,950



THE DETAILS

 4  3  3



7 Raad Kirree Varrey
Slieau Whallian View, Peel,
£679,950

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

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

PROPERTY DETAILS FOR
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THE DESCRIPTION

- Large detached executive family home
- Situated on the popular Slieau Whallian View development in Peel
- Walking distance to the schools, shops, gym and local amenities
- Spacious open-plan Kitchen/Diner/Sunroom
- Lounge, Snug, Study, Cloakroom WC
- Master Bedroom with En-suite and walk-in wardrobe
- 3 further Double Bedrooms, 1 En-suite and Family Bathroom
- Utility Room, Garage, Off Road Parking
- Gas Central Heating
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring to the market 7 Raad Kirree Varrey, a detached family home situated on the popular Slieau Whallian View development in Peel. Close to local amenities, walking distance to the schools, swimming pool, gym and an easy commute to Douglas, Ramsey and the South of the Island.

Entering the property via the composite front door which leads into a spacious hallway with a downstairs WC and stairs to the first floor, modern tiled flooring. To the right is a good sized snug or playroom and on the left is a large dual aspect lounge with half-glazed double doors leading into the kitchen. The impressive open-plan kitchen/diner/sunroom is situated at the rear of the property. The kitchen is fitted with base and wall units finished in stunning matt black with electric AGA, integrated appliances and contrasting granite work surfaces, a large breakfast bar with additional storage beneath. The sunroom is fitted with bi-fold doors that lead out into the sunny south-west facing garden and patio. Off the kitchen is a good sized utility room, with space and plumbing for laundry appliances and access to the rear garden. Off the dining area is the third reception room currently used as a study. On the first floor there is a spacious landing providing access to the four superbly sized bedrooms, built in airing cupboard and access to the boarded loft with a slingsby ladder. The Master Bedroom suite is complemented by a modern en-suite shower room fitted with a large walk in shower, wash hand basin and WC and a large walk in wardrobe. Bedroom 2 is a spacious double bedroom with fitted wardrobes and an e-suite shower room. There are two further double bedrooms and a family bathroom which is fitted with a bath, shower, WC, wash hand basin and heated towel rail.



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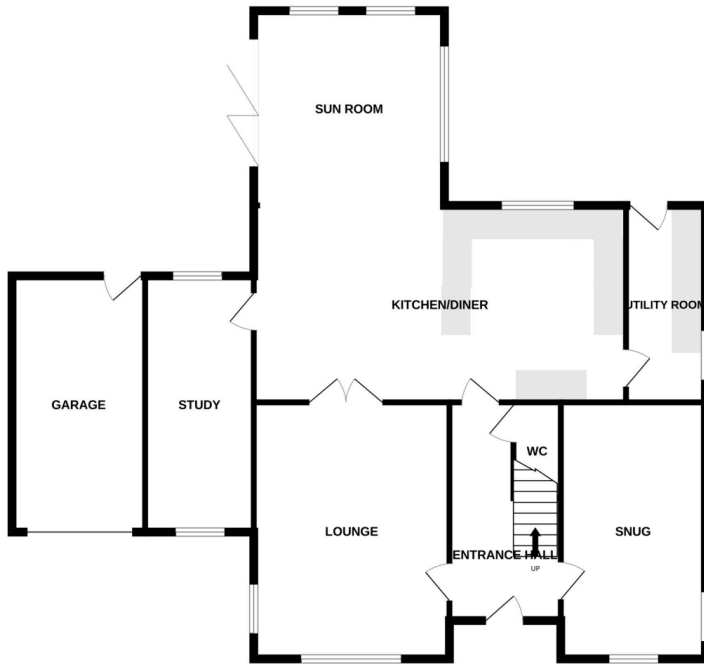
7 Raad Kirree Varrey

To the front of the property there is a lawned garden and a block paved driveway providing off road parking for three vehicles. There is access to the garage which has an electric up and over door, to the rear of the garage there is a door leading to the rear garden. To the rear there is a sunny and enclosed rear garden with a large paved patio area perfect for entertaining and a side gate to the front of the property. This property sits on a generous corner plot.

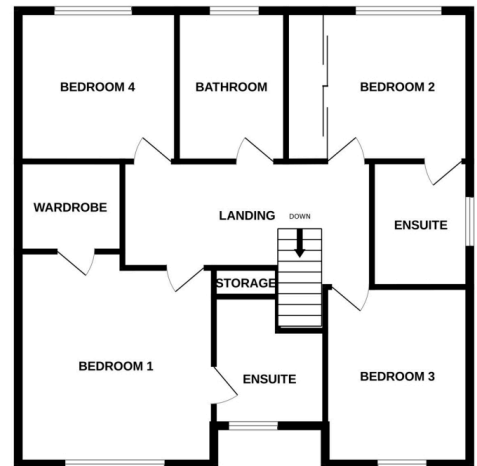
Gas fired central heating. uPVC double glazed throughout. No onward chain

FLOORPLAN

GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 2269 sq.ft. (210.8 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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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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