



ASKING PRICE

£684,950

## THE DETAILS



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1 Aalin Lea  
Kirk Michael  
£684,950

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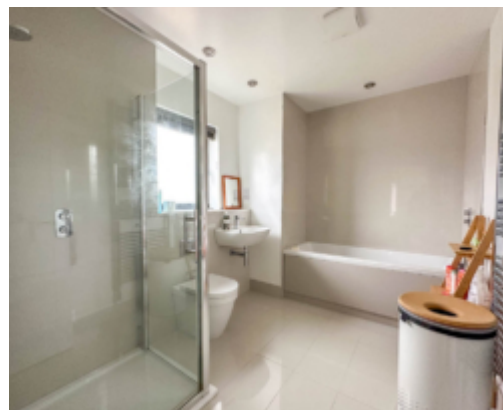
a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE





PROPERTY DETAILS FOR  
**1 Aalin Lea, Kirk Michael**







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## THE DESCRIPTION

- Impressive detached executive family home
- Situated in a small and quiet development in the village of Kirk Michael
- Walking distance to the primary school and local amenities
- Spacious open-plan Kitchen/Diner/Sunroom
- Lounge, Dining Room, Study/Snug, Cloakroom WC
- Master Bedroom with En-suite, 3 further Double Bedrooms, 1 En-suite and Family Bathroom
- Utility Room, Garage, Off Road Parking
- Still under NHBC guarantee
- Viewings highly recommended

## THE PROPERTY

Black Grace Cowley are delighted to bring to the market 1 Aalin Lea, an immaculate detached family home situated in a small and quiet new development in Kirk Michael. Within walking distance to Kirk Michael Primary School, village amenities, local bus route and easy commute to Douglas, Ramsey and the South of the Island. This property is within the catchment area for the QEII High School in Peel. Through the composite front door into a spacious hallway, the cloakroom WC is situated on the left with built-in wardrobe. On the right is a generous lounge and glass double doors lead into the separate dining room with a door into the kitchen area. A staircase leads to the first floor with under stairs storage cupboard. The large open-plan kitchen, diner, sunroom is situated at the rear of the property with uninterrupted views across farmland towards Kirk Michael village. The stunning, modern kitchen with integrated appliances, centre Island flows seamlessly into the dining area and sunroom with bi-fold doors leading to the patio making this a very sociable space to entertain family and friends. Off the kitchen is a large utility room with plumbing for laundry appliances, rear door to the patio and access to the garage. There is a cosy snug room off the kitchen that could be used as a home office. On the first floor is a large master bedroom with a generous en-suite with separate bath, shower, sink and WC. There are three further double bedrooms, one with en-suite and a modern family bathroom. There is an airing cupboard on the landing and additional storage cupboard that also houses the hot water storage cylinder, a loft hatch gives access to the loft.

At the front of the property is a lawned garden with block paved path and driveway with parking for 2/3 vehicles and garage with up and over door. This is a generous corner plot with a large, private, sunny, enclosed rear garden safe for children and pets with a paved patio area perfect for entertaining and a side gate to the front of the property.



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Gas fired central heating. uPVC double glazed throughout. Viewings highly recommended.

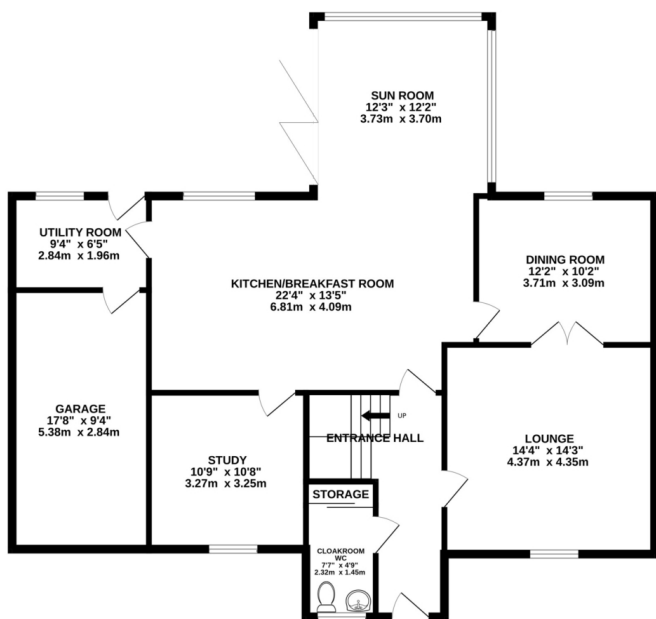
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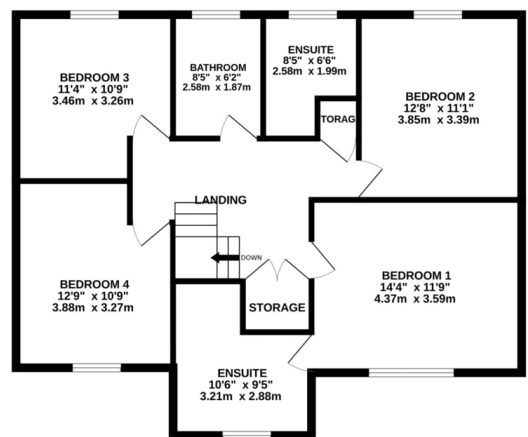


## FLOORPLAN

GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 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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