



ASKING PRICE

£475,000



## THE DETAILS



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4 Clover Avenue  
Reayrt Ny Keylley  
£475,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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

PROPERTY DETAILS FOR  
**4 Clover Avenue, Peel**



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## THE DESCRIPTION

- Modern detached family home
- Providing spacious accommodation in a popular residential development
- Ideally located within walking distance of schools, shops, local amenities
- Lounge, Dining/Kitchen
- 4 Bedrooms, 1 En-suite, Family Bathroom
- Integral Garage, Utility Room, off road parking for 2 cars
- South facing rear garden
- Viewings highly recommended

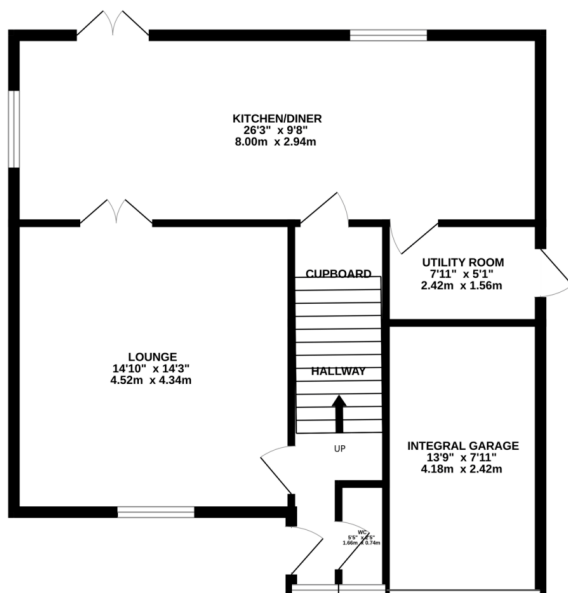
## THE PROPERTY

Black Grace Cowley are delighted to offer 4 Clover Avenue to the market, a well presented detached house situated on the popular residential development, Reayrt Ny Keylley in Peel. Conveniently situated and within walking distance of the school, shops, gym, dentist, swimming pool, local amenities and only a short drive to Douglas, Ramsey and the South of the Island. Upon entering the entrance hall, there is a modern cloakroom WC and stairs to the first floor. A door to the left leads into the spacious lounge with feature fireplace and double doors into the open-plan kitchen diner located at the rear of the property with modern base, wall and drawer units and contrasting worktops, walk-in larder, integrated oven, hob and dishwasher. Off the kitchen/diner double doors lead out onto the patio and rear garden. The utility room accessed off the kitchen, is fitted with matching base units, space and plumbing for laundry appliances, door access to the side of the house and integrated garage. The first floor comprises of a master bedroom with fitted wardrobes and modern en-suite shower room, three further bedrooms all fitted with built in wardrobes, and a modern family bathroom.

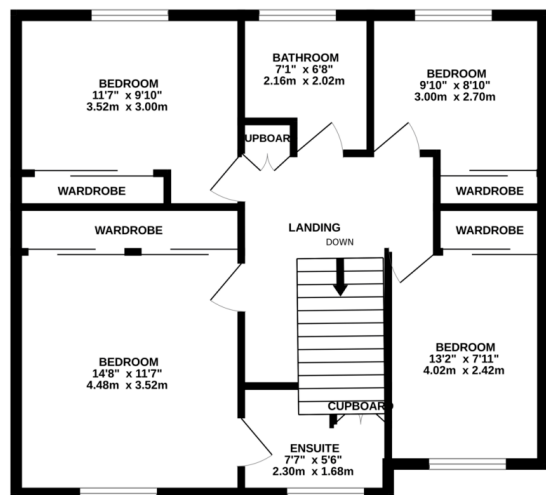
At the front of the property is a block paved driveway with off road parking for two vehicles. At the rear of the property is a generous South-facing sunny garden, Astro Turf with mature shrubs and flower beds, paved patio and wooden shed with side gate access to the front of the property. Gas fired central heating. uPVC double glazed. Viewings recommended.

## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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## PROPERTY DETAILS FOR 4 Clover Avenue, Peel

### Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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