



ASKING PRICE

£425,000



## THE DETAILS



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11 Victoria Way

Castletown

£425,000

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

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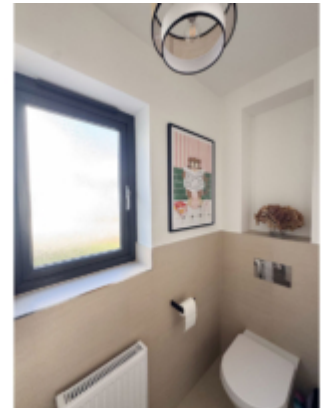
PROPERTY DETAILS FOR  
11 Victoria Way, Castletown



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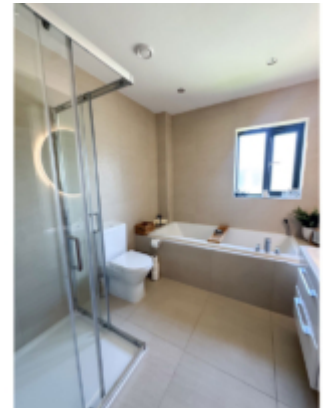
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PROPERTY DETAILS FOR

## 11 Victoria Way, Castletown

### THE DESCRIPTION

- Contemporary style 3 bedroom semi detached home
- Modern and stylish fixtures and fittings throughout
- Situated in a highly convenient location close to Castletown centre
- Built in 2021/22 the property benefits from the remainder of a 12 year BLP warranty
- Hallway with WC, Utility Room, spacious open plan Lounge Diner
- Sleek modern Kitchen with French doors to the rear garden
- 3 double Bedrooms and contemporary Family Bathroom
- Block paved driveway providing off road parking for 2 cars
- Integral Garage with electric garage door
- Large rear lawned garden with an attractive paved patio area
- Gas fired central heating and uPVC double glazed throughout
- Viewing highly recommended

### THE PROPERTY

Black Grace Cowley are delighted to bring 11 Victoria Way to the market. This modern home offers contemporary fixtures and fittings throughout situated within the sought after Meadows estate in Castletown. To the front of the property, a well-maintained lawned garden is complemented by a block paved driveway providing off road parking for two vehicles. A composite entrance door leads into a welcoming hallway with WC and carpeted stairs to the first floor with understairs storage cupboard. Karndean wood effect flooring.

Impressive open plan lounge diner with a recently installed feature panelled wall, spacious dining area with French doors leading out to the sizeable rear garden. Open access from the dining area leads to the contemporary kitchen, fitted with a range of base, wall and drawer units, matching work surfaces and a one and half bowl sink unit with mixer tap and drainer. Integrated electric oven, induction four ring hob with extractor over, integrated fridge freezer, dishwasher and microwave. Under unit lighting. Karndean wood effect flooring. Utility room fitted with matching base units and sink with mixer tap and drainer, space for washing machine and tumble dryer and Karndean wood effect flooring. Door to integral garage, fitted with an electric garage door, wall mounted gas fired central heating boiler.

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To the first floor is a generous landing with a built in airing cupboard leads to three well proportioned bedrooms. Access to the loft space via a pull down hatch and ladder. The main bedroom is situated at the front of the property and enjoys fitted wardrobes with sliding doors, bedroom two and three are both spacious doubles situated at the back of the property overlooking the rear garden. The family bathroom is stylishly fitted with a four piece suite comprising bath, walk in shower cubicle, vanity wash hand basin unit with storage below and W.C. Illuminated mirror, heated towel rail and extractor fan. Fully tiled walls and floor.

Externally, the property benefits from an attractive block paved driveway providing off road parking and access to the integral garage. The generous rear garden is mainly laid to lawn and complemented by an attractive recently paved patio area, perfect for outdoor dining. Fenced boundaries. External tap.

Ideally positioned, the property is within easy walking distance of local schools, amenities, bus routes, Castletown centre and Ronaldsway Airport is minutes drive away.

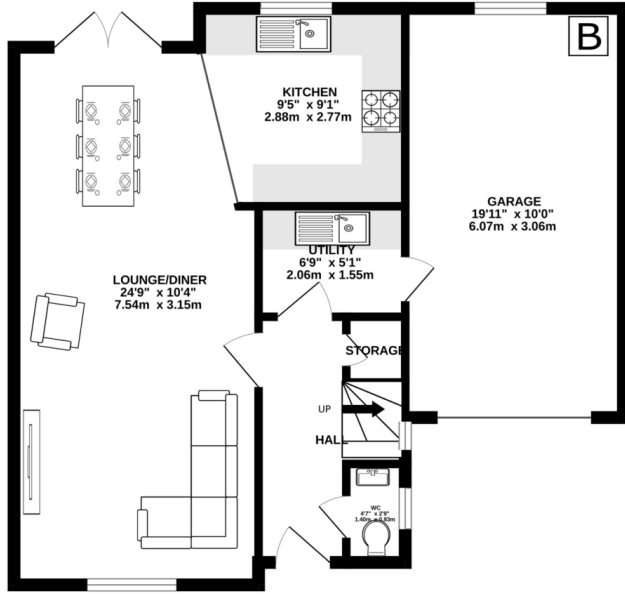
Early viewing is highly recommended through Black Grace Cowley.

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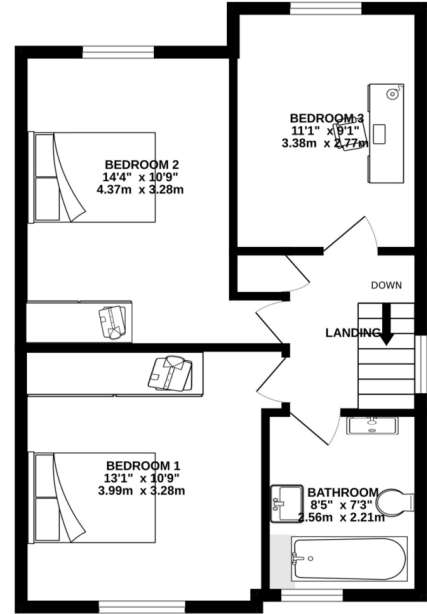
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# FLOORPLAN

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1192sq.ft. (110.7 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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# 11 Victoria Way, Castletown

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