



ASKING PRICE

£484,950



THE DETAILS

 4  2  1



90 Royal Park
Ramsey
£484,950

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
90 Royal Park, Ramsey



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THE DESCRIPTION

- Modern detached family home
- Located on a popular residential development in Ramsey
- Close proximity to the town centre and local amenities
- Stylish Kitchen/Diner, separate Lounge
- 4 Bedrooms, Family Bathroom, 1 En-suite
- Entrance hallway, cloakroom WC, Utility room
- Integral garage and off-road parking
- Built by Hartford Homes in 2022, remainder of 10 year NHBC warranty

THE PROPERTY

Black Grace Cowley are delighted to bring 90 Royal Park, Ramsey to the market. Ideally located within easy reach of local shops, schools, the promenade and the Mooragh Park, this contemporary detached home was built by Hartford Homes in 2022 and offers spacious, well-designed accommodation across two floors. The property is entered via a bright and welcoming hallway with a cloakroom WC, staircase to the first floor, access to a separate lounge and internal access to the integrated garage. To the rear, the stylish kitchen/dining room is fitted with a comprehensive range of modern base and wall units together with integrated AEG appliances. Patio doors from the dining area open onto the sunny rear garden, while a utility room provides additional practicality and is plumbed for laundry services. The first floor comprises four generously proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. Both of the bathrooms have the added comfort of under-floor heating.

Externally, a block-paved driveway provides parking for several vehicles and leads to the integrated garage, with gated side access to the rear of the property. The enclosed rear garden is mainly laid to lawn and features a paved patio area, creating an ideal space for outdoor dining and entertaining.

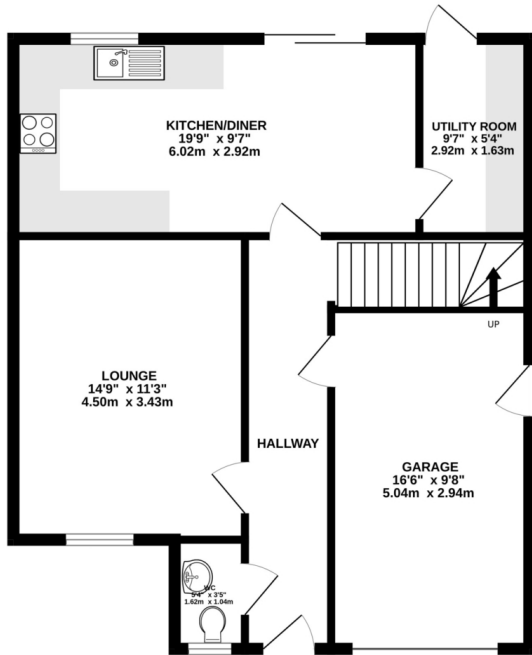
Further benefits include uPVC double glazing, gas-fired central heating and the remainder of a 10-year NHBC warranty.

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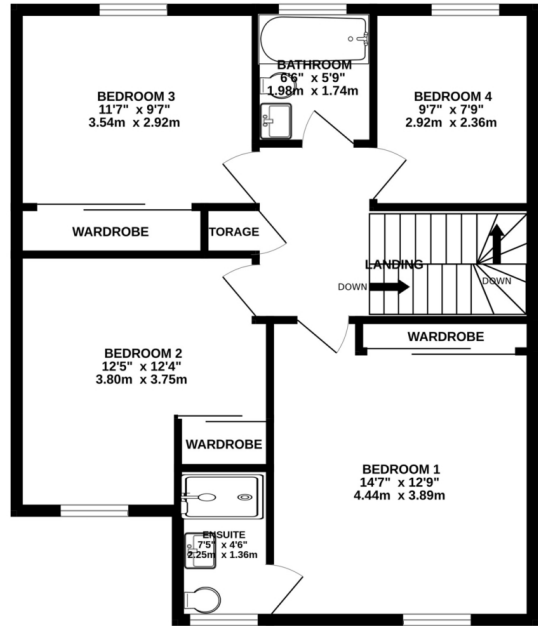
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FLOORPLAN

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.6 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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