

## 1 & 2 SABREW, MAIN ROAD, SULBY, IM7 2HF

Nearing completion, Two Newly Built 4 Bedroom Detached Property Set In The Heart Of Sulby. Stunning Views Of The Hillside. Viewings Essential.

**For Sale - £375,000**

### PROPERTY SUMMARY

|                  |              |
|------------------|--------------|
| Price:           | £375,000     |
| Type:            | Detached     |
| Status:          | For Sale     |
| Area:            | NORTH, Sulby |
| Bedrooms:        | 4            |
| Reception Rooms: | 2            |
| Bathrooms:       | 3            |

## FULL DESCRIPTION

1 & 2 SABREW, MAIN ROAD, SULBY, IM7 2HF

An opportunity to purchase one of two new build properties in the heart of Sulby Village, Plot one is nearing completion and will be available in four weeks time and plot two following closely behind, the properties offer modern fixtures and fittings and high insulation values and energy efficiency throughout, the added bonus is that the properties are situated in the catchment area of Sulby school, the starting prices are £375,000.00.

### ACCOMMODATION

#### GROUND FLOOR

##### Living Accommodation

##### Entrance Lobby (approx. 7'2 x 9'00)

A spacious and large room entering through a composite entrance door with single decorative window. Coved ceiling with central ceiling pendant. Slate grey floor coverings.

##### Lounge (approx. 13'00 x 23'50)

A bright and spacious south facing lounge with high level coved ceilings and two pendant lights. uPVC double doors leading onto the rear patio area. Confirmation of floor finishes are yet to be determined.

##### Kitchen/Dining Room (approx. 28'50 x 13'00)

A beautifully finished modern farmhouse style kitchen comprising of floor, wall and drawer units with brushed stainless steel handleless and black granite effect work surfaces. Victorian egg blue tiled splash backs to the perimeter. Stainless steel sink with hot and cold mixer tap and separate drainer. Integrated appliances comprise of "Zanussi" 4 ring electric hob with modern stainless steel extract over, "Zanussi" fridge freezer, "AEG" dishwasher. Large breakfast bar with seating for four people. Floors fully finished with tiled wooden effect floor coverings.

A spacious and bright room with high level ceilings. Solid oak doors. Tiled wood effect floor coverings.

##### Utility / Rear Porch (approx. 7'00 x 5'50)

Access to rear garden, floors finished with slate coloured floor tiles.

##### Shower Room (approx. 6'00 x 6'50)

Yet to be completed this room will have a flush shower, WC and sink inset into a vanity unit. Floors finished with slate grey tiles.

### AT A GLANCE

|         |              |
|---------|--------------|
| Type:   | Detached     |
| Status: | For Sale     |
| Price:  | £375,000     |
| Area:   | NORTH, Sulby |

### INSIDE

|                  |                   |
|------------------|-------------------|
| Bedrooms:        | 4                 |
| Reception Rooms: | 2                 |
| Bathrooms:       | 3                 |
| En-suite:        | 1                 |
| Windows:         | Double Glazed     |
| Heating:         | Oil Fired Heating |
| Furnished:       | No                |

### OUTSIDE

|               |                |
|---------------|----------------|
| Garage:       |                |
| Front Garden: | Easily Managed |
| Rear Garden:  | Lawned         |
| Acreage:      | 0              |
| Outbuildings: | No             |

### WHO TO CONTACT



Daniel Buxton - 07624 415436

Cowley Groves Ramsey

Landline: 01624 812823

Email: [dbuxton@cowleygroves.com](mailto:dbuxton@cowleygroves.com)

## FIRST FLOOR

### Sleeping Accommodation

#### Bedroom 1 (approx. 12'50 x 11'50)

A spacious double bedroom. High level ceiling with central pendant. Views over the surrounding countryside. Floor finishes yet to be determined.

#### Bedroom 2 (approx. 13'5 x 11'00)

A bright double bedroom with views up to the hillscape and over the rear garden. Central ceiling pendant. Floor finishes to be determined.

#### En-suite Shower room (approx. 8'00 x 7'00)

A well proportioned shower room comprising of a WC, mains powered shower with glass shower screen, freestanding sink. Floors finished with dark oak floor coverings.

#### Bedroom 3 (approx. 13'00 x 9'00)

A large double bedroom. Central ceiling pendant. Floor finishes yet to be determined.

#### Bedroom 4 (approx. 13'00 x 13'50)

A good size double bedroom with views over the rear garden. Central ceiling pendant. Floor finishes yet to be determined.

### Family Bathroom

A well proportioned family bathroom comprising of a bath with shower over, modern sink inset into a white high gloss vanity unit and WC. Floors finished with dark oak floor coverings.

### Mechanical & Electrical Installations

#### Electrical

Newly fitted mains distribution board with cat five cabling throughout. White double sockets and light switches.

#### Mechanical

Oil fired central heating system with underfloor heating throughout the ground floor. Panel radiators on the upper floors. Mega flow system with pressure vessel.

## EXTERNAL

### Driveway

The driveway is yet to be installed but this will provide off road parking for up to three vehicles.

### Rear Garden

The garden is South facing and will be fully landscaped and fenced to the perimeter.

**Services**

Oil Fired Central Heating. Mains water. Electricity and drainage.

Rates TBC (incl. water rates) 2020.

**Directions**

Travelling from Ramsey, continue West down the Lezayre Road and past Ginger Hall. Continue into Sulby where the property can be found on the left hand side just before the entrance to the Millrace.

**Offers:** All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

**Possession:** Vacant possession will be given on completion by arrangement.

**Viewing:** Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

To make an appointment through Managing Agents Cowley Groves: Please contact our Ramsey office on 01624 812823 or email us on [ramsey@cowleygroves.com](mailto:ramsey@cowleygroves.com).

We look forward to being of service to you.

Cowley Groves Ramsey Team.

## GALLERY

1 & 2 SABREW, MAIN ROAD, SULBY, IM7 2HF



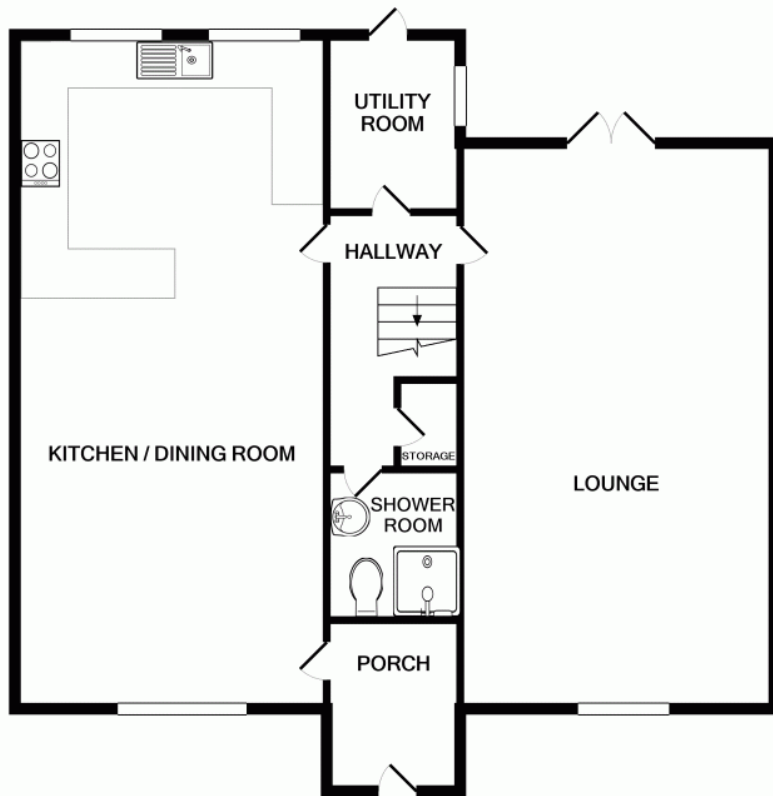


## FLOORPLANS

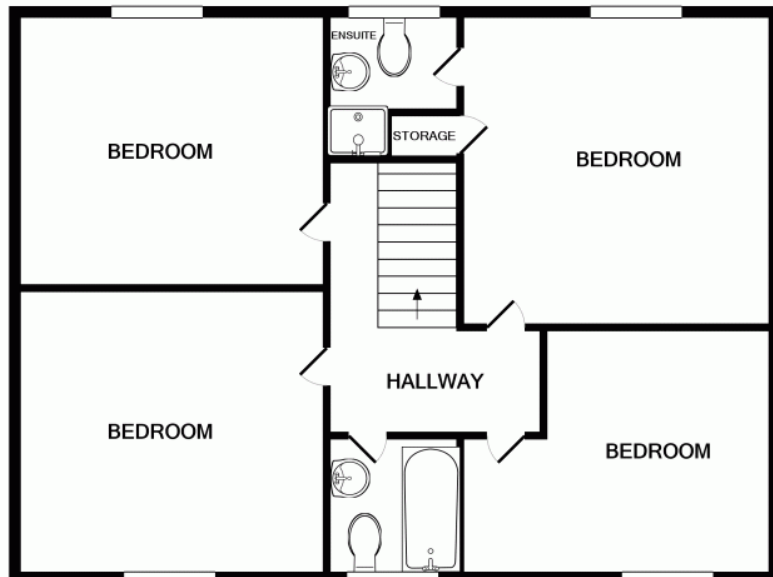
1 & 2 SABREW, MAIN ROAD, SULBY, IM7 2HF







GROUND FLOOR  
APPROX. FLOOR  
AREA 854 SQ.FT.  
(79.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 750 SQ.FT.  
(69.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1604 SQ.FT. (149.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020



## LOCATION

1 & 2 SABREW, MAIN ROAD, SULBY, IM7 2HF

