



**2 Georges Close
Andreas
£565,000**



A Beautifully Presented 4 Bed Detached Modern House Sat in a Sought-After Close in the Heart of Andreas Village with lovely Rural Views Beyond The Garden

Welcoming Good Sized Entrance Hall
Family Living Room To The Front

A Further Lounge / Study Room to the Front at the Other Side

Large Light and Airy Modern Open Plan Kitchen/Diner Runs the Width of The House

The Dining Room has Double Doors Leading to the Garden

The Kitchen has a Central Island, Bosch Double Oven, Built In Microwave, Induction Hob and Under Counter Built in Freezer

Separate Utility Area that Leads to the Garden

Downstairs WC and Sink

Integral Garage With Electric Door

Upstairs Boasts: -

A Large Master Suite with Dressing Area and En-Suite Bathroom

Large Double Room With an En-Suite Shower Room

Further Good-Sized Double Bedroom and A Further Double Bedroom

Spacious Airing Cupboard

Oil Fired Central Heating

Off Road Parking With New Boiler

Directions: From Ramsey Follow Bowring Road Leading to The Andreas Road, Continue on the Andreas road For Approximately Four Miles, Turn Left Towards Andreas Village, also Sign Posted A9 for a quarter of a Mile, Turn Right Onto Leodest Road. Georges Close Is The Second On The Left Following Larivane Close.



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.