



**2 Cronk Breck Close
Ballaugh
£939,500**



A Fantastic Opportunity to purchase a Stunning Property which is Approx 4200sq ft and is finished in an ECO Executive Style.

Situated in the Heart of Ballaugh Village on a Large Plot, This Beautiful Property is finished to a Very High Standard:

Directions: Travelling into Ballaugh Village from Sulby/Ramsey, turn right at the bridge and past the Spar Shop take the third turning on the left and the property can be found on the left hand side easily identified by our 'for sale'

Accommodation Comprises:

Entrance Porch with Double Glazed Doors to Entrance Hall,

Impressive Galleried Style Entrance Hall with Porcelain tiles and Under Floor Heating, Staircase to first floor with Half Landing and Full Length Window.

Cloakroom/WC, Utility Room with Integral Door to Garage.

Double Doors leading to a Stunning Contemporary Kitchen with Navy Shaker Style Units, Rose Gold Handles and Quartz Worktops. Dining Area with French Doors to Rear Garden, Under Floor Heating. Double Doors to Family Room with Under Floor Heating.

Large Lounge with Beautiful Bespoke Crystal Flush Chandelier and Triple Aspect Windows, Office/Study overlooking rear garden.

First Floor:- Galleried Style Landing with Impressive Modern Chandelier, Oak Handrail and Clamped Glass Balustrade.

Master Bedroom with Triple Aspect Windows, En-suite Shower Room Fully Tiled.

Further Three Double Bedrooms Two with En-suite Shower Rooms.

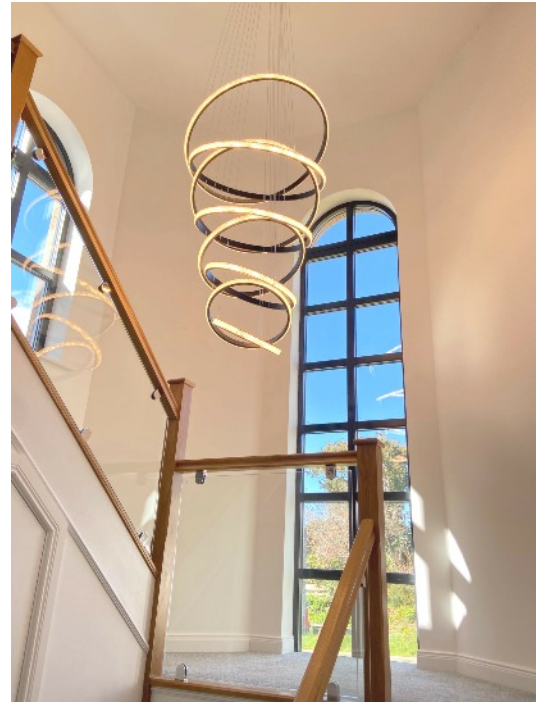
Large Family Bathroom With Separate Bath and Shower.

Family Bathroom with Deep Stand Alone Bath and Mixer Tap. Tiled Floor.

Integral Double Garage with Electrically operated Garage Door, Door to Rear Garden, Driveway for Several Vehicles.

Rear Garden ideal Family Size which has been laid to Lawn and is a blank canvas for a keen Gardener.

‘Beautifully Presented, Viewing Highly Recommended’





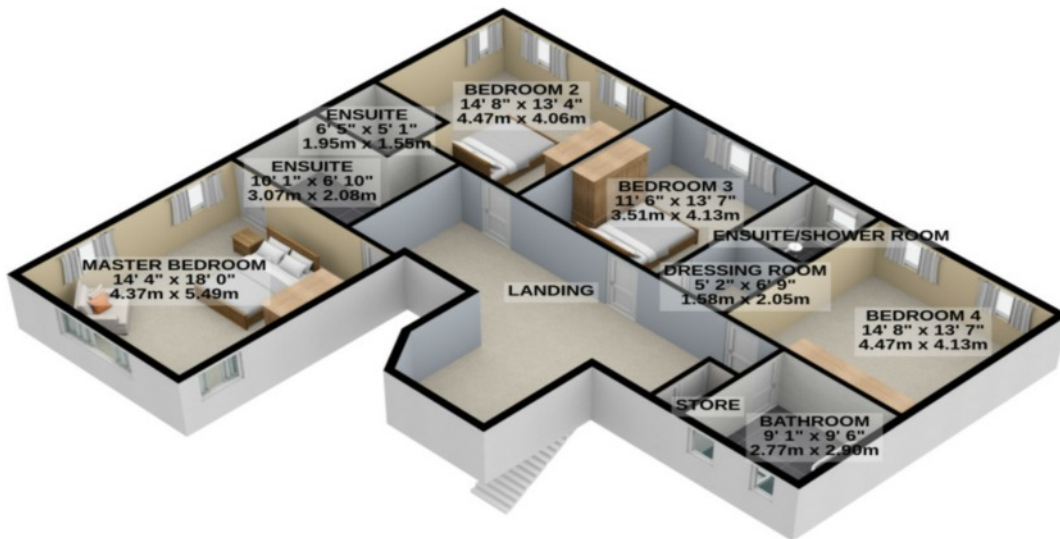




GROUND FLOOR
1797 sq.ft. (166.9 sq.m.) approx.



1ST FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 3115 sq.ft. (289.4 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.

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