

“Aurora House”**Ballaragh, Laxey, IM4 7PW****£899,000**

Stunning New Build with Spectacular Views looking out over Bulgam to Laxey Bay and Clayhead. This Amazing Property is Set Over Three Floors with Full Length Windows Enjoying Superb Coastal Views.

Timber Framed which makes it Highly Efficient & Air Source Heat Pump with Underfloor Heating Throughout. Guest Annexe to the side which could be Incorporated into the Main House.

Ample Parking for Several Vehicles to the Front.

Accommodation Comprises:-

Main House: Entrance Porch leading to Hall, Spacious Open Plan Kitchen Dining Room

Enjoying Beautiful Sea Views,

Large Utility Room with Drying Space, Shower Room, Cloakroom,

Lower Ground Floor: Lounge/Family Room with Sliding Doors to Lawned Garden,

Cinema Room/Play Room, Shower Room, Study/Bedroom 4,

A Lintel is currently in place to connect the Annex to the Main House if Required.

First Floor: Two Generous Double Bedrooms with Stunning Sea Views,

Double Bedroom with En-suite Shower Room, Additional Separate Shower Room,

Guest Annex: Open Plan Lounge and Fitted Kitchen, Overlooking the Garden with Sea Views,

Stairs to Upper Floor, Two Double Bedrooms, Shower Room.

10 Year Structural Warranty

Planning Permission in place for Additional Living Space see Plans online:

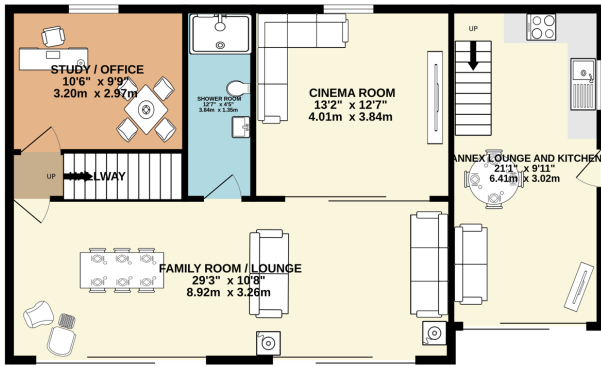
Contact Online Services Planning Department – Planning Application: 17/00002/B



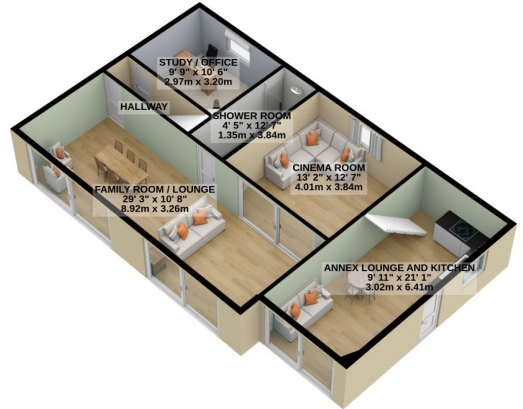




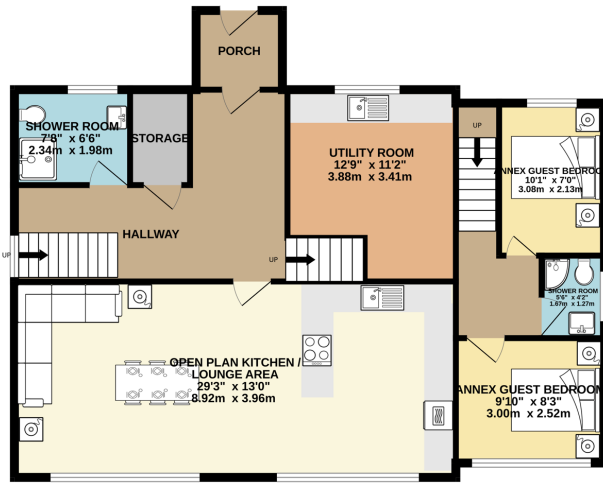
BASEMENT
891 sq.ft. (82.7 sq.m.) approx.



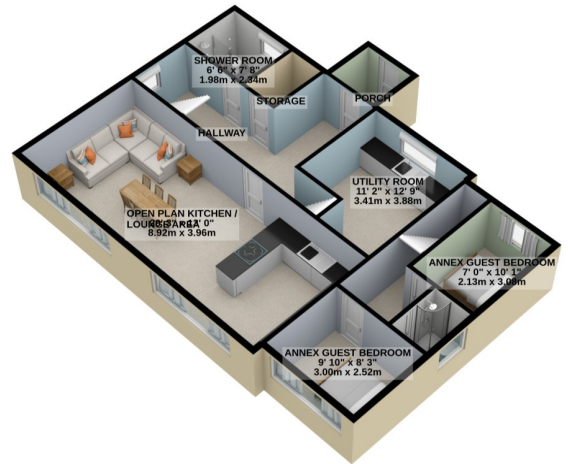
BASEMENT
891 sq.ft. (82.7 sq.m.) approx.



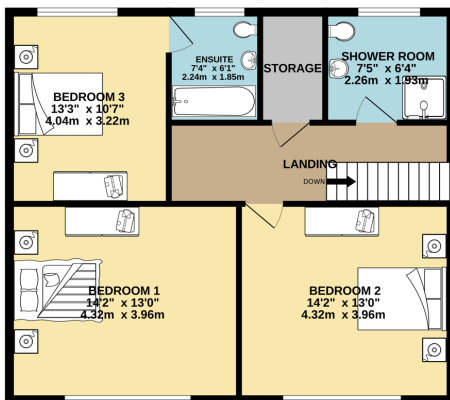
GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



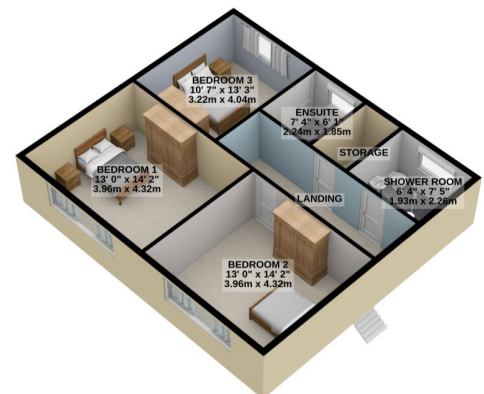
GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2661 sq.ft. (247.2 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.
Made with Metropix ©2023

TOTAL FLOOR AREA : 2661 sq.ft. (247.2 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