



## 7 QUAYLE CLOSE

REAYRT MIE, IM9 2BA

**£525,000**  
**FREEHOLD**

A beautifully presented recently constructed Maple style 4 bed detached property located on the sought after Reayrt Mie site.

Being only four years old, this desirable property benefits from all of the features of a contemporary new build including open plan living, bi fold doors to a south easterly facing rear garden and a premium finish throughout, whilst benefitting from the remaining balance of the developers warranty.



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- Contemporary Detached Property • Located on the Desirable Reayrt Mie Development • Recently Constructed with High End Finishing Throughout • 4 Well Proportioned Bedrooms, three with Fitted Wardrobes • Master with En Suite Shower Room • Generous Lounge • Dining Kitchen with Bi-Folds • Sold Inclusive of Balance of Developers Warranty • Single Garage with Off-Road Parking for 2 Vehicles • Corner Plot with Front and Secure South Easterly Sunny Rear Garden



## Summary

A recently constructed and beautifully presented Maple style 4 bed detached property as part of the sought after Reayrt Mie development.

Being only four years old, this desirable property benefits from all of the features of a contemporary new build including open plan living, bi fold doors to a south easterly facing rear garden and a premium finish throughout, whilst offered for sale inclusive of the balance of the developers ten year warranty.

Reayrt Mie is a new and substantial development of sought after family properties located on the outskirts of Ballasalla. Constructed by Dandara, being one of the Island's premium development companies who, have been constructing innovative and award winning homes on the Island for the past 30 years. Located within walking distance of local amenities including a primary school, only a short drive to the airport and secondary school, as well as being on the main transport route to Douglas, reachable in 15 minutes by car, it is easy to understand why the Reayrt Mie development has proven to be popular.

The property itself is situated on a generous corner plot, and is accessed through a composite front door into a Hallway that houses that all important ground floor WC. The lower floor is made up of a spacious yet cosy Lounge with double doors that lead onto an

open plan Dining Kitchen. Designed to be the heart of the home allowing family time to be spent together, the Kitchen area is equally functional as it is attractive offering premium appliances including an electric oven with induction hob and extractor over, integrated fridge freezer and dishwasher. In addition to a social breakfast bar, there is ample dining space to house a family sized table and a functional under-stairs storage cupboard. Bi-fold doors from the Dining Room open out onto a generous and sunny south easterly facing rear garden. Completing the ground floor accommodation is a convenient Utility Room that provides further external access as well as leading to the integral garage.

The first floor comprises four well proportioned Bedrooms, three of which benefit from mirrored fitted wardrobes. The principal Bedroom incorporates contemporary En Suite facilities that is part tiled and houses a shower cubicle, modern WC with hidden cistern, floating wash basin and a generous storage cupboard. A similarly styled Family Bathroom benefits from a bath with shower over.

Externally, the front of the property incorporates an easily maintained lawned garden and driveway that sits in front of a single garage offering off-road parking for two vehicles. The rear garden is substantially lawned with an inviting sunken decked area ideal for outside seating.



The property is currently tenanted, which may be attractive to property investors, however is also being offered for sale on a vacant possession basis with the property available for residency in August.

#### **Additional Information**

- Gas Fired Central Heating
- UPVC Double Glazing
- Fibre Ready
- Balance of Developers Warranty Included
- Property Tenanted Until August 2025
- Primary School - Ballasalla Primary School - 0.7 miles
- Secondary School - Castle Rushen High School - 3.9 miles

#### **Directions**

From the Quarterbridge Roundabout in Douglas travel in a southerly direction along New Castletown Road for approximately 6.5 miles until reaching the newly laid roundabout at the entrance to the Reayrt Mie. Continue past the roundabout taking the first left turning to enter the estate followed by the first right onto Watterson Road. Take the next right and the property can be found at the end of the road on the left hand side identifiable by our Rent Me board.

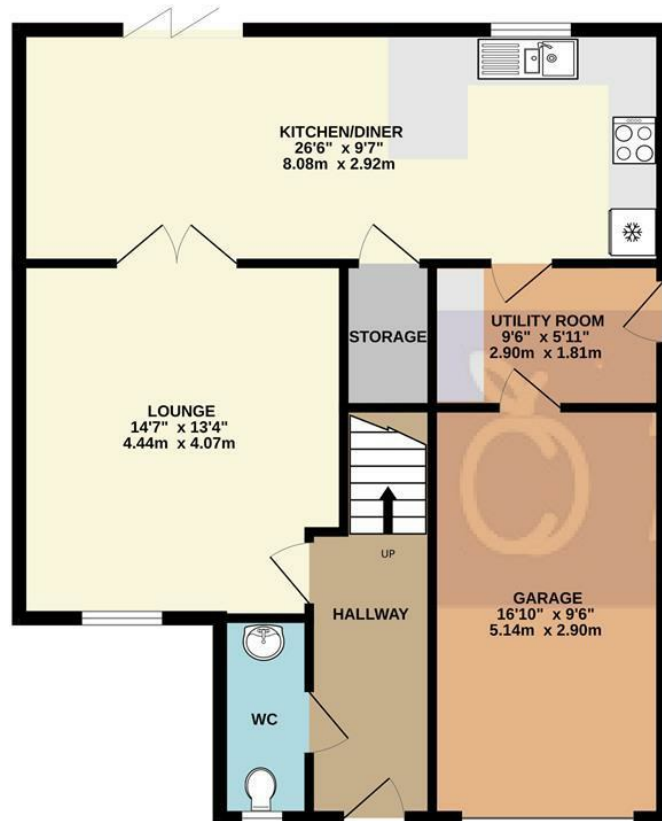




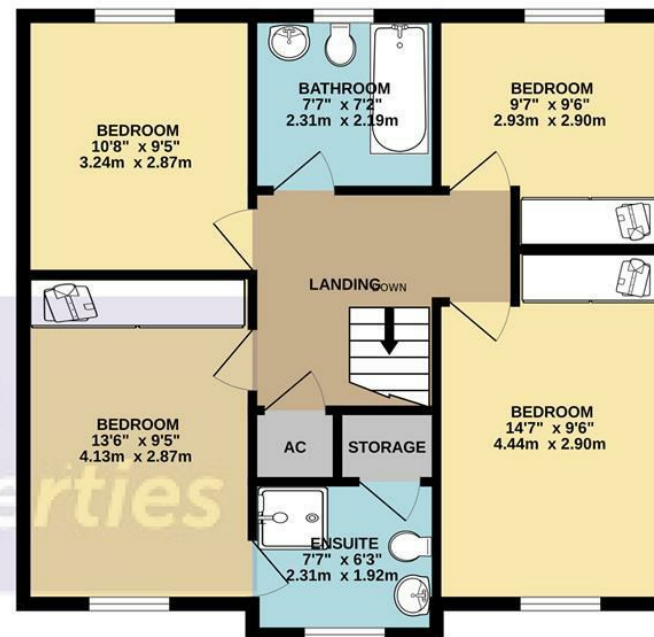




GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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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