



111 SEASCAPE LAXEY ROAD BALDRINE, IM4 6HA

£699,950
FREEHOLD

Beautifully maintained and presented stylish contemporary dormer bungalow offering a modern layout, underfloor heating, solar panelling and stunning coastal views.

This detached property benefits from four double bedrooms, three bathrooms and open plan living with two sets of bi-fold doors leading to various private terracing offering idyllic sea aspects.



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- Detached Dormer Bungalow • Stunning Coastal Views • Contemporary Feel Throughout • Solar Panelling and Electric Underfloor Heating • 4 Double Bedrooms • 2 Ensuites, Dressing Room and Family Bathroom • Open Plan Family Kitchen with bi-folds • Separate Spacious Lounge • Easily Maintained Garden and Terracing • Garage and Off-Road Parking for Multiple Vehicles



Overview

Seascape is a beautifully maintained and presented stylish contemporary dormer bungalow offering a modern layout, underfloor heating, solar heated water and stunning coastal views.

Contemporary bungalows are few and far between, and Seascape is a great example of a desirable and minimalist modern constructed bungalow, located on the outskirts of Laxey. Famous for its iconic water wheel, Laxey is renowned for its historic charm and rich heritage. Surrounded by rolling hills and sat elevated above its coastline, Laxey is popular with families offering good schooling, arguably the Island's finest beach (when the tide is out) and excellent beach and harbourside amenities including coffee shops and restaurants, whilst also being within easy reach of Douglas town centre

The grounds to Seascape are accessed by external gates offering both privacy and security, making it an ideal lock up and leave property. A newly fitted composite front door opens into a large and welcoming Hallway, off which is a generous Lounge with attractive curved bay window and fireplace providing separation from the remainder of the accommodation when required. At the heart of the home is an idyllic and contemporary Family Kitchen offering a large open plan space for the family to spend time together. The Kitchen incorporates

modern high gloss wall and base units with a Corian counter top and is packed with premium appliances including oversized induction hob, stacked oven and microwave, integrated dishwasher and recessed American fridge freezer as well as providing a spacious breakfast bar. This family space has plenty more to offer with a spacious dining and social area immediately off the Kitchen, which also incorporates a seated window wall, perfectly positioned to take advantage of the stunning coastline. Two sets of bi-fold doors, one in the Kitchen and one in the family space lead out to different terraces, one decked and the other paved.

Off the Kitchen is a rear Hallway that provides a further external access point as well as leading to the Boiler Room that hosts a back-up pressurised water cylinder. The rear Hall also provides access to the integral Garage that is also used as Utility space.

The ground floor also houses two double En Suite Bedrooms. The Master Bedroom, complete with bay window looks out to the rear of the property taking advantage of the coastal aspects. It also benefits from a fitted Dressing Room as well as an En Suite Bathroom with P shaped shower bath, floating basin and WC. A second En Suite Bedroom is front facing with a curved bay window and En Suite facilities including shower, basin and WC.

Stairs lead to an upper floor containing two further double Bedrooms that share a Family Bathroom. Both Bedrooms are lit with generous amounts of natural light, provide generous eaves storage and stunning sea views. The eaves have been newly boarded and fully insulated. The Family Shower Room includes a walk-in shower, wash basin, WC and a large Airing Cupboard that hosts the solar powered pressurised water cylinder.

Outside, there is hard standing to the front to accommodate parking for multiple vehicles as well as a Garage with power operated door. A sunken lawned garden is easily maintained, with fencing providing privacy. The rear has various seating areas with modern glazed balustrades. A decked terrace is complemented by attractively paved space part of which includes an electronically operated awning perfectly located to enjoy the seascape.

ADDITIONAL INFORMATION

- Double Glazed Throughout
- Electric Underfloor Heating
- Additional Electric App Operated Radiators
- Solar Generated Hot Water
- Recently Re-plumbed.
- Boarded and Insulated Eaves Storage
- Stunning Coastal Location
- Two Ground Floor En Suite Bedrooms
- Low Maintenance Grounds

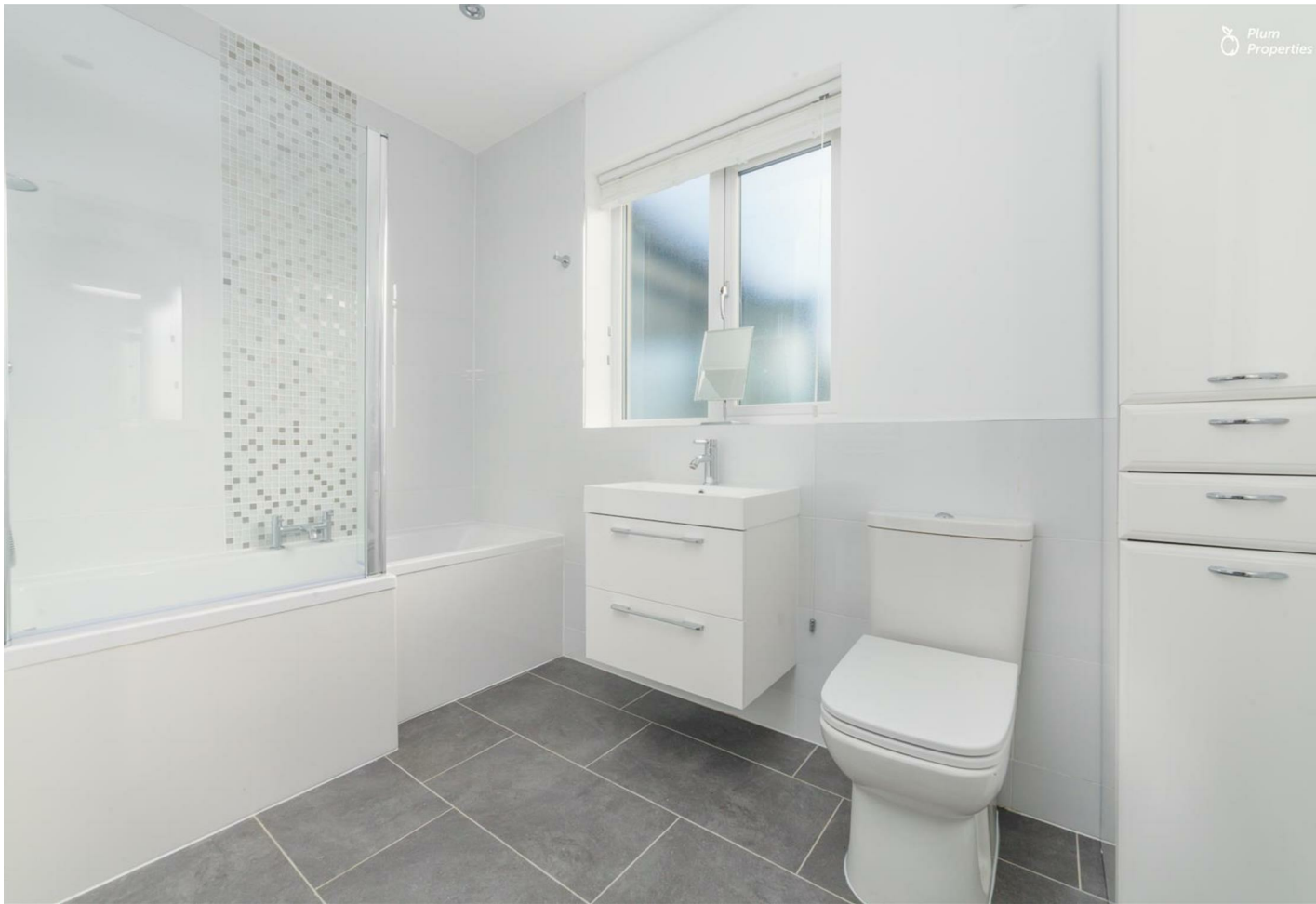
- Primary School - Laxey School 1.7 miles
- Secondary School - St Ninians High School 4.7 miles

DIRECTIONS

Travelling out of Douglas in a northerly direction along the Promenade continue past Port Jack and beyond Groudle Glen. At the junction take a right and travel through Baldrine, and after a short distance after Baldrine the property can be found on the right hand side, identifiable by our for sale board.

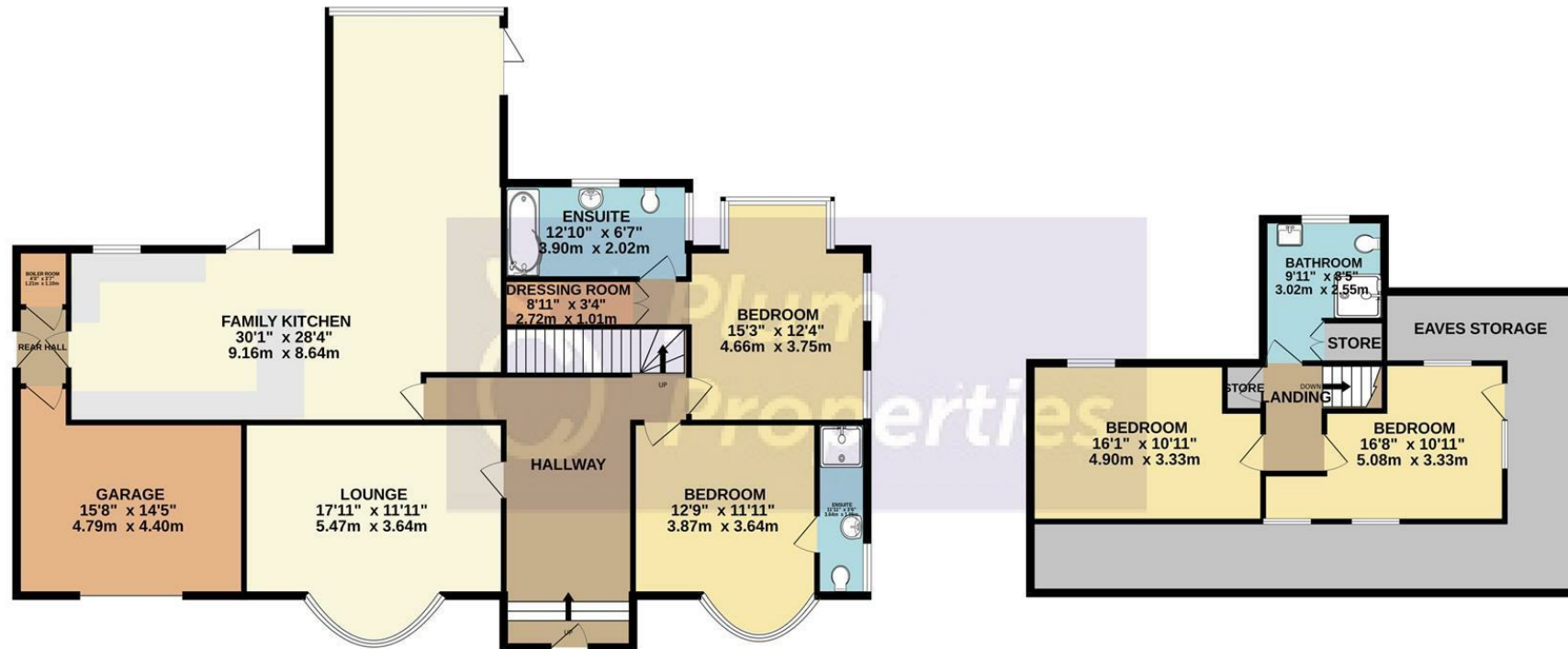






GROUND FLOOR
1767 sq.ft. (164.1 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 2512 sq.ft. (233.4 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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