



12 CROIT NY KENZIE ANDREAS, IM7 4FA

**£270,000
FREEHOLD**

The ideal first-time buyer property, this recently constructed 2 bed semi detached property is immaculately presented. The property commands a large corner plot with spacious rear garden, off-road parking and modern fixtures throughout.

 **Plum
Properties**

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12 CROIT NY KENZIE

- Modern Semi Detached House Constructed in 2006
- Ideal First Time Buyer Property
- Substantial Corner Plot
- Off-Road Parking for Multiple Vehicles
- Spacious Lounge with Double Doors
- Modern Dining Kitchen
- Two Double Bedrooms
- Contemporary Family Bathroom with P-Shaped Shower Bath
- Village Amenities in Close Proximity
- Quiet Cul de Sac Location of 18 Properties

Summary

The ideal first-time buyer property, this recently built 2 bed semi detached property is immaculately presented property commands a large corner plot with spacious rear garden, off-road parking and modern fixtures throughout.

Constructed in 2006 by the local and award winning developer, Dandara, Croit ny Kenzie is a tranquil country cul-de-sac comprising of 18 contemporary properties conveniently located on the edge of Andreas village with the local primary school within walking distance and Ramsey and all of its amenities within easy reach by car.

No 12 is on the outer edge of the cul de sac, limiting passing traffic and commands a generous corner plot with large and secure rear garden in addition to two dedicated off-road parking spaces. Stepping into the property, a welcoming Hallway leads to a generous Lounge with the added benefit of a convenient understairs storage cupboard. Double doors lead through to a contemporary open-plan Dining Kitchen, ideal for modern day living. Kitchen appliances include an AEG electric oven and hob with Siemnes extractor above. There is space for a large freestanding fridge freezer and plumbing for a washing machine as well as space for a separate dryer. This striking Kitchen with electric blue units has been enhanced with new down lighters and an

attractive counter top, sink and tap that are complemented by a marble effect tiled splash back. Double doors from the Dining area lead out to the spacious rear garden.

On the upper floor are two well proportioned Bedrooms, with the principal Bedroom benefitting from fitted wardrobes. A modern Family Bathroom incorporates a P-shaped shower bath WC and oversized wash basin with Bluetooth demister mirror above with built-in speakers that allow for connectivity from your phone or tablet.

Externally, there is a low maintenance garden to the front as well as a substantial rear garden, both of which are laid to lawn. In addition to the driveway that can house multiple vehicles, there is additional communal off-road parking available to residents within the cul de sac.

Additional Information

- Gas Fired Central Heating
- UPVC Double Glazing
- Fibre Broadband Enabled
- Fitted Wardrobes in Principal Bedroom
- Primary School - Andreas School - 0.4 miles
- Secondary School - Ramsey Grammar School - 4.6 miles

Directions

From Parliament Square in Ramsey travel in a



northerly direction along Andreas road for approximately four miles. Immediately after passing the turning for Andreas village take the first left turning onto Croit ny Kenzie whereby No 12 can be identified by our for sale board.

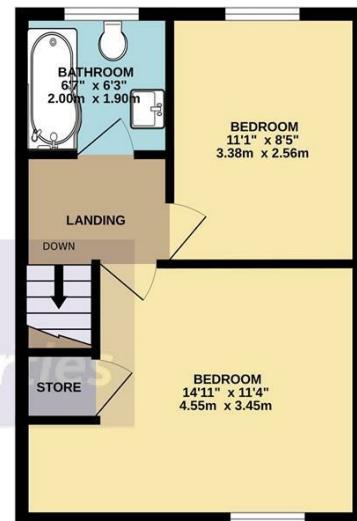
12 CROIT NY KENZIE



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



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TOTAL FLOOR AREA: 686 sq.ft. (63.7 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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