



Plum
Properties



Plum
Properties



Plum
Properties

126 ROYAL PARK

RAMSEY, IM8 3UH

£799,999
FREEHOLD

Stunning show house from Hartford Homes' popular development of executive properties in the family friendly Royal Park development on the outskirts of Ramsey. This 5 bed detached property includes a range of premium fixtures and fittings and is offered for sale fully dressed with substantially Cubbon & Brigazzi furnishings.

 **Plum
Properties**

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

126 ROYAL PARK

- Stunning Detached Show Home • Available with Luxury Furnishings • 5 Double Bedrooms • 2 Premium En Suites and Family Bathroom • Spacious Lounge • Family Kitchen with Premium Appliances • Separate Dining Room • Family Room with Bi Folds • Front & Rear Gardens • Double Garage & Off-Road Parking



Summary

Stunning show house from Hartford Homes' popular development of executive properties in the family friendly Royal Park development on the outskirts of Ramsey. This 5 bed detached property includes a range of premium fixtures and fittings and is offered for sale fully dressed with substantially Cubbon & Brigazzi furnishings.

Royal Park consists of a predominantly sold out development of affordable yet quality four and five bed properties. Situated within a short walk of the beach and Mooragh Park and only a short drive to the centre of Ramsey and within easy reach of its amenities makes this development convenient for families.

The property is accessed through an elegant front door, leading to a welcoming Hallway, off which double doors open into a generous formal Lounge. Opposite is well concealed under floor storage cupboard, as well as a large ground floor WC with Villeroy & Boch sanitary ware. Arguably the feature room within the property is at the rear, with a semi-open space that includes a high specification Kitchen with middle island, flanked by openings leading to separate dining space and a further reception space, with bi-fold doors leading to the rear garden. Positioned off the Kitchen is a spacious Utility Room with plumbing for a washing machine and space for a dryer, which further leads to an integral double garage

with electrically fob operated automatic door.

Five generous and beautifully presented Bedrooms along with the Family Bathroom make up the upper floor. Each of the Bedrooms incorporate built-in wardrobes with mirrored sliding doors. Both the Master and Second Bedrooms benefit from premium En Suite facilities, which along with the Family Bathroom include Villeroy & Boch sanitary, heated towel rails, electric underfloor heating and over sized shower cubicles.

Externally, the property benefits from a block paved driveway providing two off-road parking spaces in front of the double garage, and a part landscaped manageable front garden. The rear can be accessed from either side of the property and is substantially laid to lawn with a patio area and secure fencing around the perimeter.

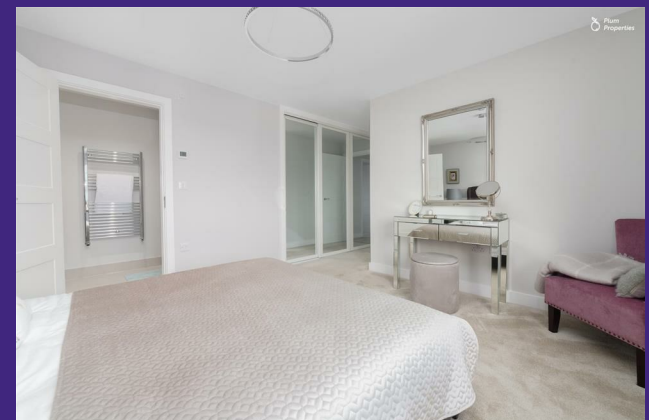
Additional Information

- Gas Fired Central Heating
- Heatmiser Remote Controlled Thermostat
- Pressurised Hot Water Cylinder
- Cat 5 Cabling Throughout
- Handle Free Kitchen Cupboards
- Integrated Kitchen Appliances
- Fibre Broadband Available
- Bunscoill Rhumsaa Primary School - 1.8 miles
- Ramsey Grammar School - 1.8 miles

Directions

Travel along Mooragh Promenade away from Ramsey town centre and continue to the end of the road taking the first left turning onto the opening of the Royal Park development. 126 is on the right hand side at the beginning of the development which is marked by the Hardford Homes Show Home advertising.

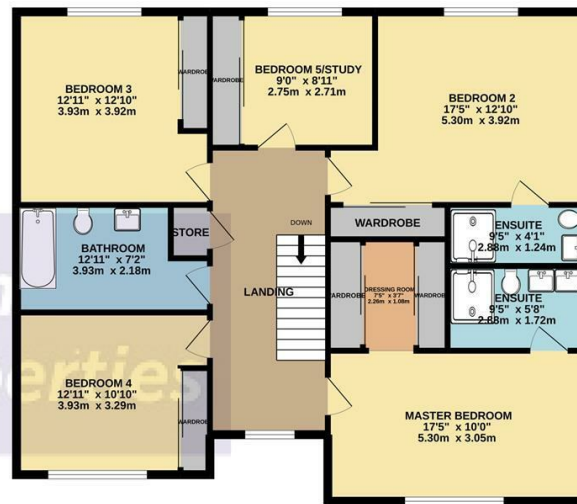
126 ROYAL PARK



GROUND FLOOR

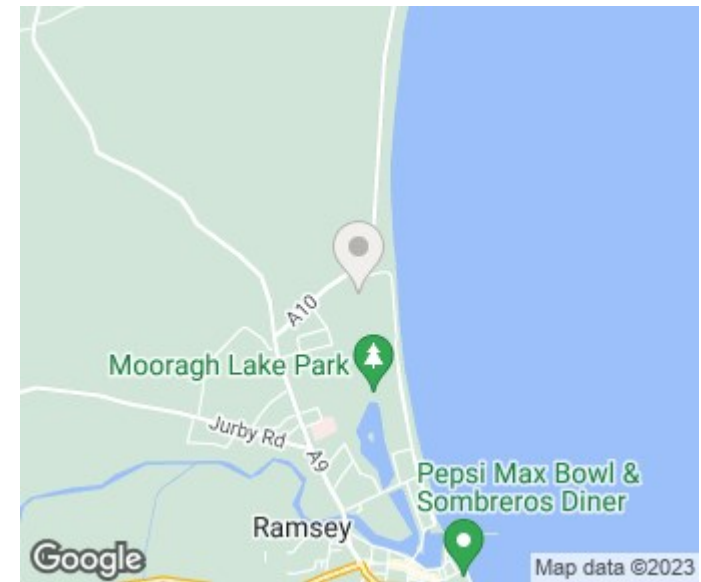


1ST FLOOR



TOTAL FLOOR AREA: 2641sq.ft. (245.4 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.
Made with Metropix ©2022



T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

Head Office Sales
14 Tynwald Street
Douglas
Isle Of Man
IM1 1BG

01624 820600
hello@plumproperties.im
<http://www.plumproperties.im>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements