



ASKING PRICE

£1,150,000

THE DETAILS

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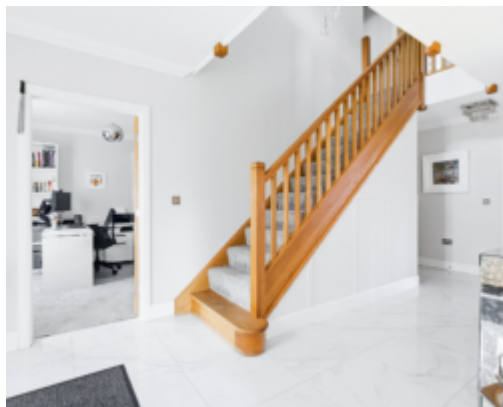
3 Grand Island
Ramsey
£1,150,000

call in today or visit www.blackgracecowley.com for more details

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THE DESCRIPTION

- Spacious detached home extending to approximately 2,960 sq ft
- Impressive open-plan Kitchen/Diner/Family Room, Utility Room
- High-specification kitchen with Neff Wi-Fi-enabled appliances and Dekton porcelain work surfaces
- Lounge with Log Burner and Study
- 4 generous Bedrooms, all with en-suites- Principal bedroom with private balcony and sea views
- Triple-glazed windows throughout, Electric underfloor heating to all en-suites
- App-controlled heating system with individual room thermostats for personalised temperature control
- Integral double garage with remote-controlled, thermally insulated door
- Electric vehicle charging point and economy overnight electricity tariff
- Garden with greenhouse, illuminated flower borders and log store
- Five-seat Arctic Spa saltwater hot tub with sea views
- Approximately five years remaining on the 10-year Protek structural builder's warranty

THE PROPERTY

A spacious and well-appointed four-bedroom detached home extending to approximately 2,960 sq ft, including the double garage. The property offers well-proportioned accommodation throughout, comprising an entrance hall, lounge, study, utility room and an impressive open-plan kitchen/diner/family room to the ground floor.

The kitchen/diner/family room is a particular feature of the property, fitted with a comprehensive range of Neff Wi-Fi-enabled appliances, Dekton porcelain work surfaces and concealed lighting. The family area incorporates a media wall with remote-controlled flame-effect fire, whilst the separate lounge benefits from a Heta Ambition 5 log burner set upon a slate hearth. A study provides an ideal home-working space, with a separate utility room offering additional practicality. The family room and kitchen also benefits from underfloor heating.

To the first floor are four generous bedrooms, each benefiting from en-suite facilities. The principal bedroom also enjoys access to a private balcony, providing an attractive outlook towards the sea. All bedrooms are fitted with remote-controlled ceiling fans, whilst the en-suites feature vanity units, heated towel rails and electric underfloor heating.

3 Grand Island, Ramsey

The property benefits from triple-glazed windows throughout, app-controlled heating system with individual room thermostats for personalised temperature control, a burglar alarm and Cat 6 network cabling and TV aerials to all rooms. Further features include an electric vehicle charging point, an economy overnight electricity tariff, a hot water circulation pump and a boarded loft with lighting and power.

Externally, the property benefits from an integral double garage with a remotely operated, thermally insulated composite door. The garden includes a greenhouse, illuminated flower borders, external power sockets, a water tap and log store. A five-seat Arctic Spa saltwater hot tub provides an additional feature, with sea views to enjoy.

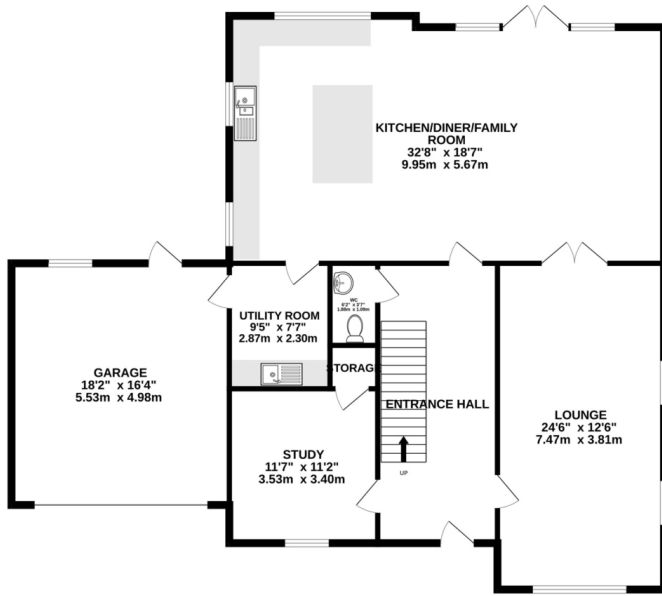
The exterior was repainted in September, and approximately five years remain on the 10-year Protek structural builder's warranty.

An impressive home offering generous accommodation, a high specification and a range of modern features, with the added benefit of sea views.

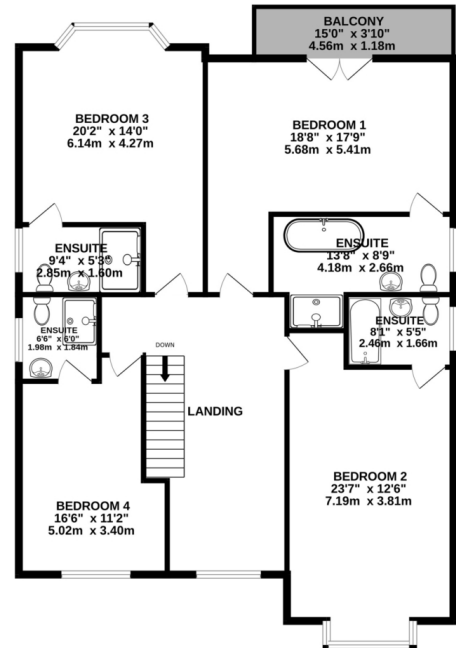
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FLOORPLAN

GROUND FLOOR
1617 sq.ft. (150.3 sq.m.) approx.



1ST FLOOR
1343 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA : 2960 sq.ft. (275.0 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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