

1 Croit e Quill Close, Laxey

Asking Price £399,950



**A Stunning Modern End-Detached Family House**

**Situated in a Quiet Cul De Sac, Close to Local Beach, Shops and Amenities**

**Presented to a High Standard Throughout**

**Accommodation Comprises:**

**Spacious Family Lounge Leading to Private Garden with Sea Views**

**Stunning Modern Kitchen/Dining Room**

**Dining Room / Additional Reception Room**

**Utility Room Leading to Guest Suite (Comprising Double Bedroom and Modern Shower Room)**

**3 Additional Bedrooms**

**Modern Fitted Family Bathroom**

**Gas Central Heating and UPVC Double Gazed Throughout**

**Driveway Parking For 2 Cars (With Front Lawned Garden)**

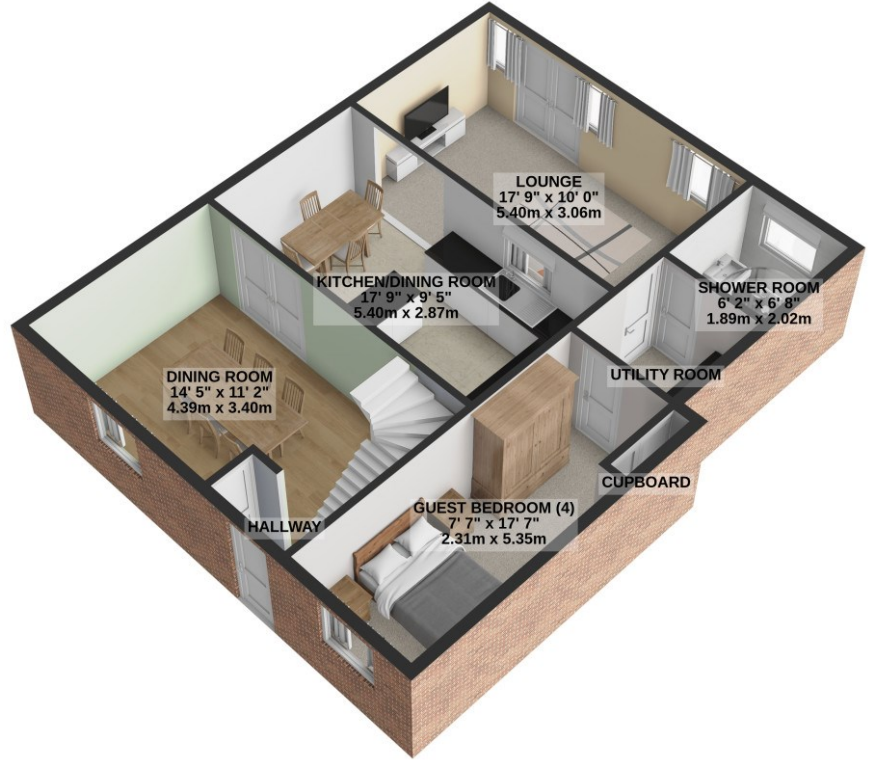
**Easy to Maintain Rear Garden with Decked Area and Lawn (Sea Views)**

**Directions:** From Onchan Village travel North to Laxey. Proceed through Baldrine on to Pinfold Hill and take the first left shortly after the MEA Tram lines in to Church Road leading directly on to Croit e Quill Road, taking 2nd turning (after leaving main road) in to Croit E Quill Close, where number 1 can be located on the right hand side.

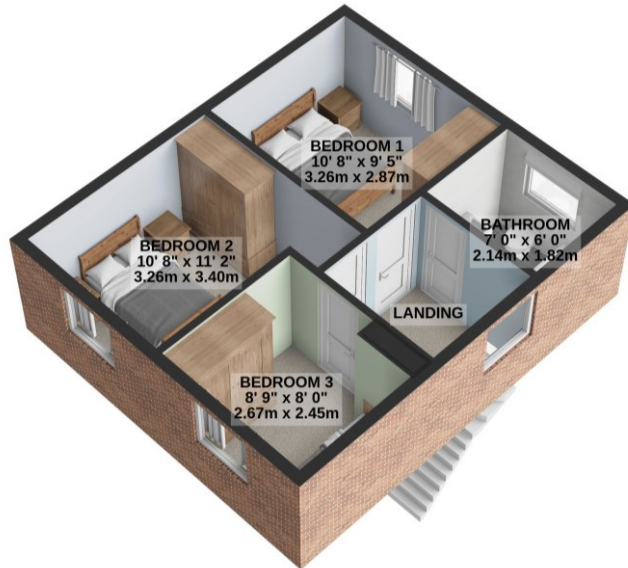




GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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