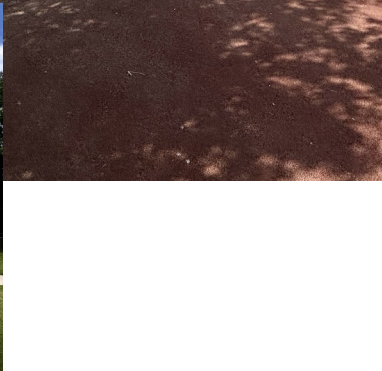


**15 Queens Valley  
Ramsey  
£825,000**



**Beautifully Presented 5 Bedroom Executive House Sat On A Lovely Plot In A Well Sought After Area Within Walking Distance To Ramsey Town Centre. Block Paved Driveway Suitable for Several Vehicles**

Accommodation Comprises:-

Entrance Vestibule Leading To A Spacious Entrance Hall

Beautiful Large Modern Kitchen/Diner With Quartz Worktop With Quality Built In Appliances Access Through To A Good Sized Guest Suite Which Incorporates A Further Bedroom And En-Suite

Separate Utility Room

This Property Boasts Several Dual Aspect Reception Rooms Including A Generous Triple Aspect Living Room, Separate Snug, Office/ Study And A Pleasant Sun Room With Access To The Side Garden

Downstairs Guest WC

Light and Spacious Downstairs Master Suite Which Includes A Large Bedroom and Contemporary En-Suite

Upstairs there is a Further Master Bedroom With A Full Modern En-Suite

2 Further Double Bedrooms and A Large Single Bedroom Tastefully Decorated

Fully Tiled Family Bathroom

4 Year Old Boiler, Oil Fired Central Heating

Upvc Throughout

Very Large Garage



**Directions:** Proceed from Parliament Square out along Waterloo Road. Turn Right into Ballure Grove, then first Left and Follow The Road round into Queens Valley.

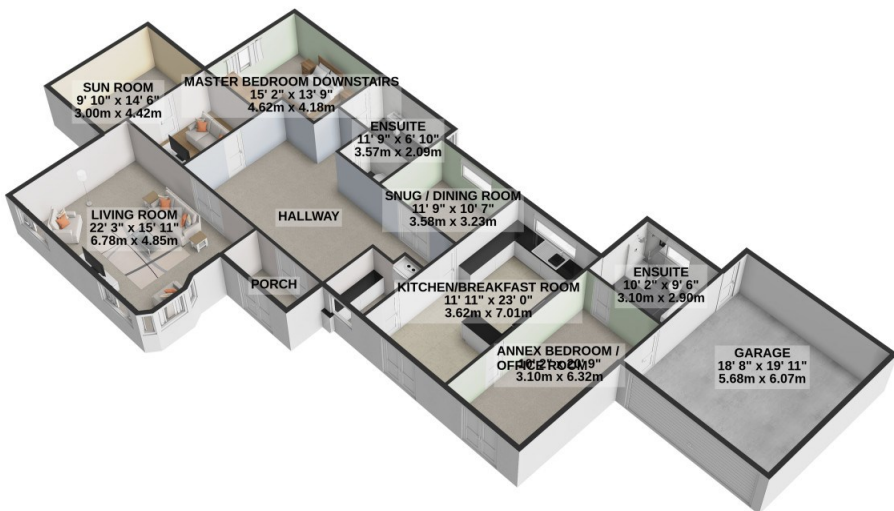
**Rates payable:** Please contact IOM Rates Office on 685661

**Inclusions: to be confirmed**

**Services:** All Major Services



GROUND FLOOR  
2451 sq.ft. (227.7 sq.m.) approx.



1ST FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 3375 sq.ft. (313.6 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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