



15 Balleigh Park, Ramsey
Ramsey

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Guide Price £335,000



15 Balleigh Park

Ramsey

This charming 3-bedroom semi-detached home offers space, warmth and comfort, with the 'wow' factor view to the rear! This property really is a gem for anyone looking for rural views.

Tenure: Freehold

- A lovely semi-detached family home with a 'wow' factor
- To the rear of the property is a gorgeous garden setting with a beautiful scenic outlook over open fields
- Spacious lounge enjoying views over rear garden and beyond
- Modern dining kitchen
- Master bedroom with en-suite bathrooms
- Two further bedrooms
- Family bathroom
- Gas fired central heating
- Newly installed uPVC windows
- Large driveway providing off road parking for 2-3 Cars
- Potential for Garage / Extension (Subject to Planning Permission)
- No Onward Chain
- Owners Relocating to UK

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Hallway

A welcoming entrance with stairs leading to the first floor. Practical storage shelving and hanging space for coats and boots. Fuse board neatly housed above. The front door features decorative glazing, allowing natural light to filter through. A generous understairs cupboard provides excellent additional storage.

Lounge

A comfortable living space featuring an electric fire with tiled hearth, creating a focal point for the room. Alcove shelving offers practical storage and display options. The room is fitted with modern wall lights and matching ceiling lights, adding a cohesive finish. French doors open out to the rear garden, with open fields beyond providing a peaceful and scenic outlook. Additional touches include coving and connections for television and satellite.

Kitchen

16' 1" x 8' 7" (4.91m x 2.62m)

A practical and well-equipped space featuring modern laminate worktops and tile-effect flooring. Appliances include a double electric oven, four-ring hob with extractor above, dishwasher, and plumbing for a washing machine with space for a tumble dryer. A 1½ bowl stainless steel sink sits beneath one of the dual-aspect windows, which provide good natural light. The Vaillant gas-fired central heating boiler is housed here. Spotlights add a clean finish, and there's ample room for a dining table and chairs. Blinds are included.

Landing

The landing provides access to all first-floor rooms. Loft hatch for storage potential. Modern pendant light fitting.





Master bedroom

11' 1" x 10' 8" (3.39m x 3.24m)

A spacious double bedroom featuring twin built-in wardrobes with hanging and shelving. A panelled-effect feature wall adds character to the space. A large uPVC window provides beautiful rear views over open farmland, with fitted blinds included. Additional storage is available via a generous built-in cupboard.

En-suite

Modern fitted suite with a white panelled bath with shower over, glass screen, and modern tiled wall surround. Vanity wash hand basin with storage cupboard below, WC, and extractor fan. A uPVC window with opaque glass provides natural light and privacy, with a fitted blind included.

Bedroom 2

10' 0" x 8' 9" (3.06m x 2.67m)

A bright room with uPVC window to the front. Space for a double bed and freestanding furniture. Neutral décor and pendant light fitting.

Bedroom 3

12' 2" x 5' 11" (3.71m x 1.80m)

A single bedroom with space for a desk and chair, making it ideal as a home office or child's room. uPVC window with fitted blinds provides natural light. Sliding door maximises usable space.



Bathroom

Modern fitted suite with a white panelled bath with mixer tap and shower attachment, finished with a modern tiled surround. Pedestal wash hand basin with decorative tiled splashback, WC, and heated towel rail. Tile-effect flooring throughout. A uPVC window with opaque glass provides natural light and privacy, with a fitted blind included.

FRONT GARDEN

To the front of the property is a lawned area alongside a large driveway, providing off-road parking for up to three vehicles. This space also offers potential for a detached single garage (subject to planning permission). A side gate gives easy access to the rear garden.

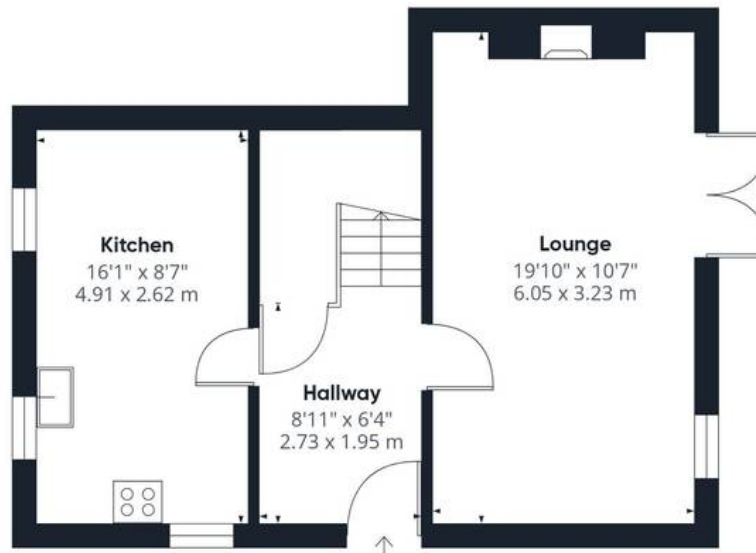
REAR GARDEN

The rear garden is a private and peaceful space, bordered by mature hedging and shrubs for added privacy. It features a lawn, a patio area, and stepping stones leading to a raised decking area — the perfect spot to enjoy uninterrupted views over open farmland, where sheep can often be seen grazing. This unique outlook was the reason the current owners chose the property, and it's a feature that any future buyer is likely to treasure for years to come.

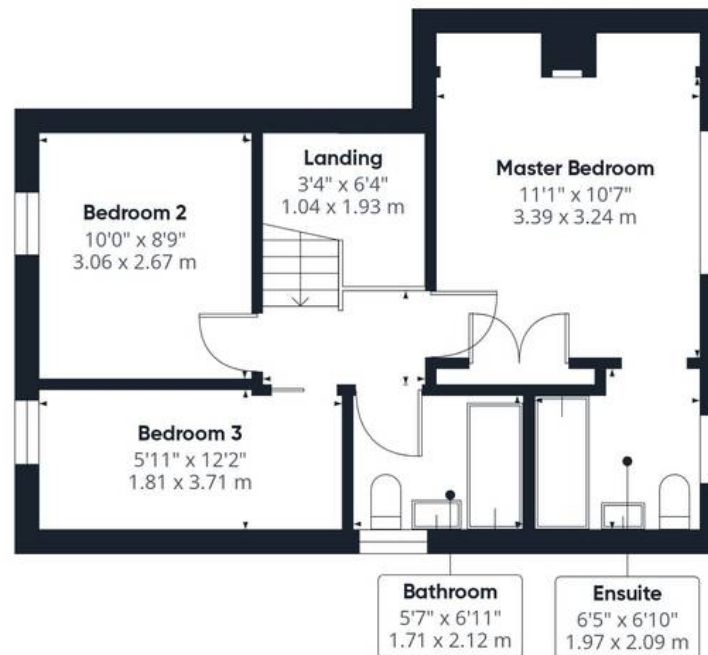
Parking & Driveway

A generous driveway provides off-road parking for 2-3 vehicles.





Floor 0



Floor 1

Approximate total area⁽¹⁾

859 ft²

79.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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