



1 Peveril Avenue, Peel
Isle Of Man

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Asking Price £449,950



1 Peveril Avenue

Peel, Isle Of Man

A stylish 4 bedroom semi-detached home in the heart of Peel, offering flexible living, modern upgrades, a converted attic, garage, garden, and driveway, perfect for families or couples alike.

Tenure: Freehold

- An attractive semi-detached home in the heart of Peel
- Extended and modernised in 2010, providing modern and flexible accommodation.
- Presented to a high standard throughout, with modern fixtures and fittings.
- A cosy living room, spacious open plan kitchen/dining room and utility room.
- Master bedroom suite with ensuite shower room and a generous second bedroom.
- Additional sitting/dressing area off the master bedroom, which could easily be converted into a spacious third bedroom.
- Converted attic space, ideal as a hobbies room or occasional fourth bedroom, with generous storage.
- Integral garage and downstairs Wc.
- Spacious driveway for two vehicles, along with a lovely rear garden and shed.
- Gas fired central heating, and uPVC double glazing throughout.

Porch

Enter through a uPVC door with decorative stained glass inset, the porch features tile effect flooring for easy maintenance. A glazed panelled door leads into:

Hallway

Stairs lead to the first floor, with exposed timber beams adding a touch of character to the ceiling. The area is finished with Karndean wood flooring, and coat hooks are fitted for everyday practicality.

Living Room

13' 7" x 11' 0" (4.13m x 3.35m)

A well presented living space decorated in modern colour tones. A feature fireplace with a contemporary electric living flame fire creates a focal point. Lighting is provided by a pendant ceiling light and matching wall lights. A bay window adds character and natural light. Twin glazed doors lead through to:

Kitchen / Dining Room

19' 9" x 16' 5" (6.03m x 5.01m)

A modern fitted kitchen with wood effect cupboards and drawers, complemented by a contrasting worktop that incorporates a 1½ bowl stainless steel sink with drainer and tiled splashbacks. Large drawers and corner units offer excellent storage solutions. The wood flooring continues seamlessly through the kitchen and dining space, creating a cohesive feel. Appliances include a four-ring electric hob with a concealed extractor hood above and a built-in double oven with grill below. The dining area comfortably accommodates a table and chairs, making it ideal for everyday meals or entertaining. A large understairs cupboard provides additional storage. Downlights offer a clean, modern lighting solution. A large uPVC window overlooks the rear garden, and a half-glazed uPVC door provides direct access outside.





Utility Room

7' 2" x 8' 6" (2.18m x 2.58m)

A good sized utility space fitted with matching wall and base units and contrasting worktops. There is space and plumbing for a washing machine, tumble dryer, and dishwasher, along with room for a tall fridge/freezer. A wall mounted Vaillant gas fired central heating boiler is installed, with tiled splashbacks for easy maintenance. The wood flooring continues through from the kitchen, and twin windows allow plenty of natural light. Spotlights provide overhead lighting.

Garage

23' 0" x 10' 5" (7.01m x 3.18m)

A generous integrated single garage equipped with power, lighting, and water. To the rear, there is a useful workstation with storage cupboards, a worktop, and a sink. The space is finished with laminate wood flooring and downlights. An up and over door provides access from the front, and there is access to a Wc.

Master Bedroom

A beautifully presented double bedroom featuring a bay window that adds natural light and character. There is space for bedside cabinets, with downlights providing a modern lighting touch. Loft access is also available.

Ensuite Shower Room

A stylish ensuite featuring a corner shower with sliding doors and tiled surround. The wash hand basin is set into a vanity unit with storage cupboards below, alongside a WC and heated towel rail. The room is finished with Karndean flooring and fully tiled walls. A uPVC window with fitted blind allows natural light, while downlights and an extractor fan provide practical lighting and ventilation.



Bedroom 2

13' 8" x 10' 10" (4.16m x 3.29m)

A good sized double bedroom featuring a bay window that offers distant views over rooftops to rolling hills. Includes a fitted wardrobe with hanging space and shelving.

Sitting / Dressing Area / Bedroom 3

19' 8" x 10' 3" (6.00m x 3.12m)

Currently used as a sitting and dressing area directly off the master bedroom, this space offers flexibility for family living. It can easily be converted back into a generous third bedroom, with a rear aspect window overlooking the garden.

Bathroom

A good sized family bathroom fitted with a four-piece suite comprising a corner panelled bath, corner shower, wash hand basin, and WC. Ample storage is provided through built-in cupboards and drawers. The room is fully tiled to the walls and floor, with a heated towel rail, underfloor heating, downlights, and an extractor fan for comfort and convenience.

Hobbies Room / Occasional 4th Bedroom

Accessed via a glazed door and staircase, the converted attic provides a versatile space ideal for hobbies or use as an occasional 4th bedroom. A large Velux window brings in natural light and offers pleasant views. Eaves storage is available on both sides. Planning permission has been granted for a dormer window, which would enhance the space further and offer north facing views.





Front Garden

To the front of the property is a low maintenance block paved driveway providing parking for two vehicles. A neat flower bed adds a splash of colour to the frontage. A side gate offers convenient access to the rear garden.

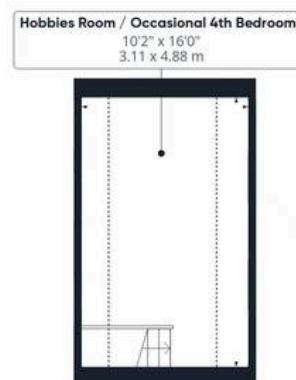
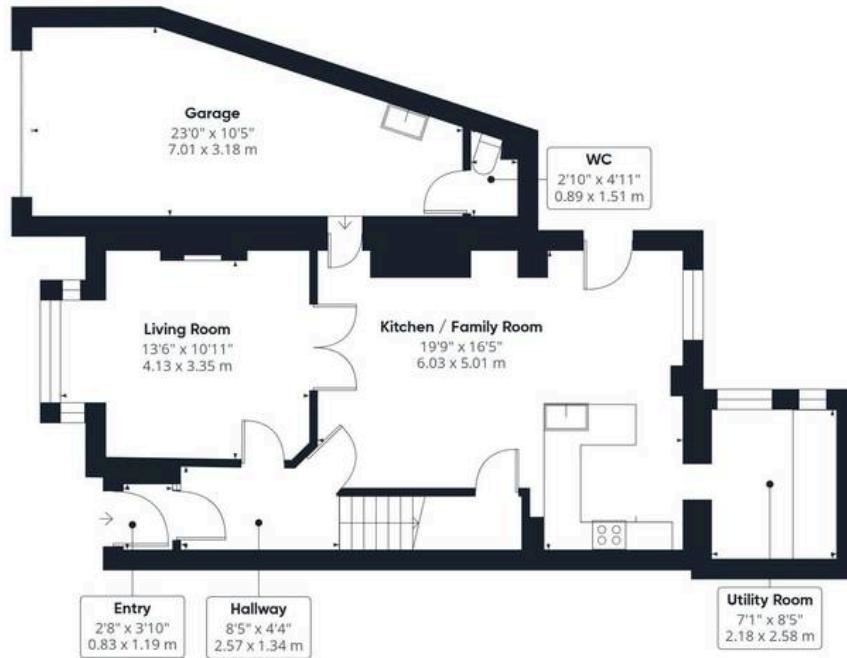
Rear Garden

To the rear, a lovely secluded garden offers a peaceful sanctuary. It features a small lawn, mature flower beds, and a gravel pathway leading to a summerhouse/shed, perfect for enjoying the afternoon sun.

Off Street Parking

2 Spaces





Approximate total area⁽¹⁾

1543 ft²
143.4 m²

Reduced headroom

50 ft²
4.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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