



8 Ballaglonney Close, Crosby  
Isle Of Man

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£865,000





## 8 Ballaglonney Close

Crosby, Isle Of Man

Immaculate 5 bedroom detached home in Ballaglonney Close, Crosby, featuring landscaped gardens, double garage, and convenient access to Marown Primary School and surrounding village amenities.

Tenure: Freehold

- A beautifully presented detached family home set within the highly desirable Ballaglonney Close, offering an exceptional location in the heart of Crosby.
- The property is one of only nine individually designed homes within this peaceful cul-de-sac, and is conveniently located within easy reach of country walks, village amenities, a children's park.
- Situated in the catchment areas for Marown Primary School and QEII High School, Ballaglonney Close is also within easy reach of Ronaldsway Airport and King William's College
- This wonderful home has been extended and modernised (2018) to an exceptionally high standard throughout and is presented in immaculate, turn-key condition.

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- Extending to 238m<sup>2</sup>, the property features three reception rooms, a modern kitchen/family room, utility room, a master suite, two double bedrooms and shower room on the ground floor level.
- The first floor includes a versatile sitting room/snug and two double bedrooms, each benefiting from an en-suite shower room and walk-in wardrobe, perfect for teenagers seeking independence and space.
- Outside, the property occupies an attractive one-third-acre plot with beautifully manicured gardens and a pond, landscaped for low maintenance and maximum summer impact from flowers and s
- Additional features include a spacious tarmac driveway, detached double garage, dedicated workshop and a useful garden shed.
- Viewings are highly recommended to fully appreciate this exceptional property.





### **Porch**

A covered entrance vestibule with tiled flooring, featuring twin uPVC half glazed doors leading through to:

### **Entrance Hall**

A modern oak staircase with contemporary glass balustrades rises to the first floor, leading to a gallery style landing. Wood flooring extends throughout the area. An alcove cupboard provides useful storage with display shelving and lighting above. There is also an understairs seating area, ideal for reading or additional storage solutions.

### **Shower Room**

A well presented downstairs shower room featuring a corner shower enclosure fitted with low-maintenance dolphin board panelling and glass screen with matching doors. The suite includes a WC and a wash hand basin with storage unit below, complemented by an illuminated mirror above. Additional features include a heated towel rail and a built-in cupboard offering practical hanging space and shelving for extra storage.

### **Living Room**

19' 1" x 13' 9" (5.82m x 4.18m)

A beautifully styled formal reception room featuring an open fireplace as its focal point. Television and satellite connection points are provided. A large opening leads through to a light and airy sun room, ideal for formal gatherings or relaxed entertaining.

### **Sun Room**

19' 3" x 10' 8" (5.87m x 3.24m)

A second dining area / sitting room enjoying rear-aspect views over the private south-facing garden. This light and airy space features a large roof lantern overhead, flooding the room with natural light. Bifold doors open onto an attractive decking area, perfectly positioned to take full advantage of the summer sun. Recessed downlights provide a modern finish.







### **Kitchen / Family Room**

11' 7" x 27' 2" (3.52m x 8.27m)

A Shaker-style, fully fitted kitchen finished with contrasting stone-effect worktops and a 1½ bowl sink. The Rangemaster cooking range includes twin double ovens, a grill, a warming drawer, and a 5-ring induction hob. Additional features include an integrated microwave with warming drawer below, a full-height integrated fridge, an under-counter freezer, space for a wine cooler, and an integrated dishwasher. A central island provides further storage and worksurface space. A window overlooks the garden, while double doors open onto a large decked area, a perfect spot for enjoying a morning coffee. The kitchen opens into a versatile family area with space for a sofa and chairs, complete with a television point, perfect for busy young families. An additional opening leads through to the dining room / sun room, creating an excellent flow for everyday living and entertaining.

### **Utility Room**

9' 2" x 7' 4" (2.80m x 2.24m)

Shaker style units continue into the utility room, complemented by contrasting worktops incorporating a stainless steel sink and drainer. A full height airing cupboard houses the Worcester oil fired central heating boiler with useful slatted shelving above for linen storage. There is plumbing for a washing machine and a uPVC door provides access to the garden and parking area. Recessed downlights offer a clean, modern finish, while the wood flooring continues throughout for easy maintenance and continuity of style.



### **Dining Room**

8' 10" x 10' 8" (2.70m x 3.25m)

A lovely dining area enjoying picturesque views over the manicured gardens and tranquil pond.





### Master Bedroom

16' 0" x 14' 2" (4.87m x 4.33m)

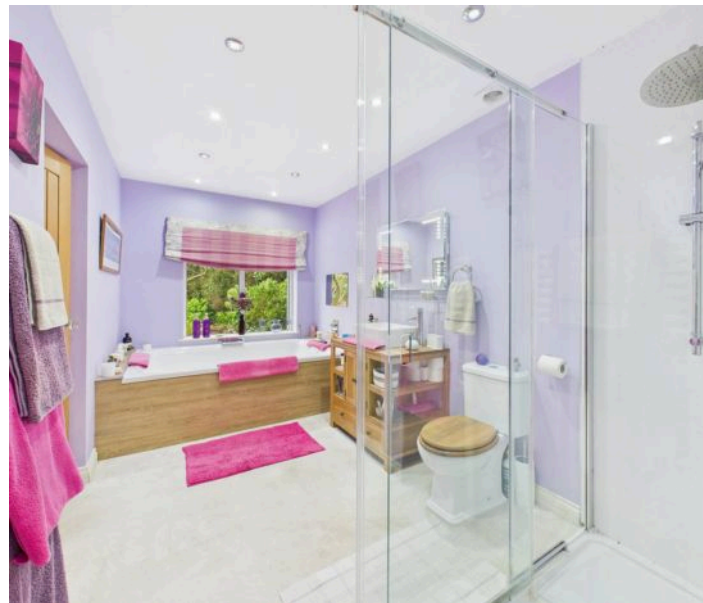
A principal master bedroom suite offering space, comfort and a high degree of privacy from the rest of the property. There is ample room for a super-king-sized bed, vanity table and chest of drawers. French doors open directly onto the large decking area and private garden, creating a wonderful connection between indoor and outdoor living. A television point is also provided.

### Ensuite

A well proportioned master ensuite bathroom featuring a luxurious four-piece suite. This includes a duo Jacuzzi bath with massage jets and a waterfall tap, perfectly positioned to enjoy views over the garden, along with a waterproof, wall-mounted TV for added relaxation and entertainment. A large walk-in shower cubicle with glass screen and sliding doors sits alongside a WC and a stylish wash hand basin with vanity storage below and an illuminated mirror above. Additional features include his-and-hers heated towel rails, recessed modern lighting, and an extractor fan. A panelled glazed door provides direct access to the dressing room.

### Dressing Room

A spacious dressing area featuring large his and hers built in wardrobes, offering a combination of hanging space and shelving, all finished with sleek sliding mirrored doors.



### Bedroom 2

10' 9" x 15' 6" (3.27m x 4.72m)

A double bedroom with front aspect views. Large built in wardrobes with hanging and shelving and sliding doors.

### Bedroom 3

A double bedroom with front aspect views. Built-in wardrobe with hanging space and shelving.

### First Floor

A bright gallery landing featuring modern oak handrails paired with contemporary glass balustrades.

### Sitting Room / Snug

20' 8" x 13' 9" (6.29m x 4.18m)

A versatile, light and spacious area currently arranged as a sitting room/snug and home office. A large Velux window floods the space with natural light, creating a bright and welcoming atmosphere. Additional features include a television point and access to useful eaves storage, offering practical additional space.

### Bedroom 4

14' 1" x 7' 11" (4.28m x 2.41m)

A light and airy double bedroom, enhanced by a large Velux window that fills the space with natural daylight. The room features recessed lighting for a clean, modern finish, and offers convenient access to eaves storage.

### Ensuite

Corner shower cubicle fitted with easy to maintain dolphin board, glass screen, and sliding doors. The suite includes a WC and a wash hand basin with a shelving unit below for convenient storage. Additional features include a heated towel rail, recessed lighting, and further shelving providing ample additional storage.

### Walk-in Wardrobe

Twin mirrored doors open into a walk-in wardrobe, fitted with hanging space, shelving, and integrated lighting for added convenience.







### Bedroom 5

11' 2" x 7' 6" (3.41m x 2.29m)

A double bedroom, featuring a Velux window that provides excellent natural light, complemented by recessed lighting. The room also benefits from convenient access to eaves storage.

### Ensuite

Corner shower cubicle fitted with easy to maintain dolphin board, a glass screen, and sliding doors. The room includes a wash hand basin, recessed lighting, and a macerated WC. Shelving provides useful additional storage.

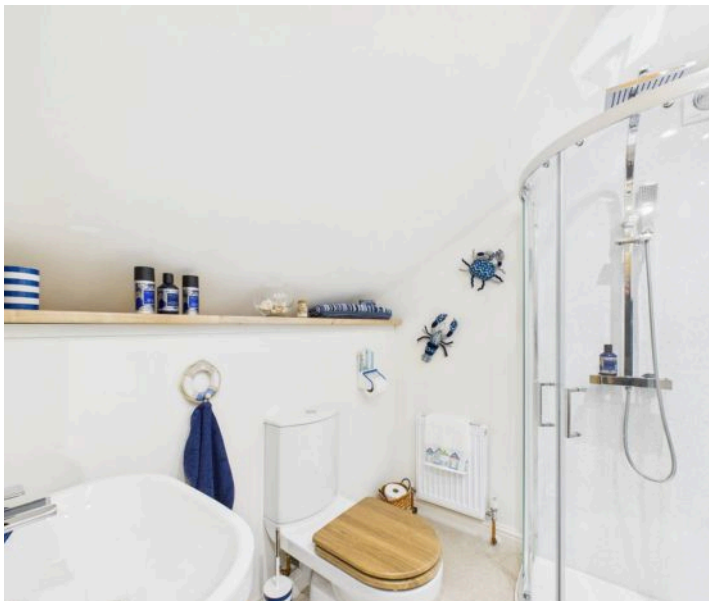
### Walk-in Wardrobe

Twin mirrored doors open into a walk-in wardrobe, complete with hanging space, shelving, and integrated lighting.

### Garage

18' 10" x 16' 1" (5.73m x 4.90m)

A spacious detached double garage with an electric up-and-over door, benefiting from power, lighting, and water. Fitted shelving provides practical storage, and a door leads through to the workshop. The garage is approached via a tarmac driveway, offering ample parking.



### Workshop

21' 5" x 10' 10" (6.52m x 3.30m)

The workshop is fitted with generous workbenches and shelving, providing excellent space for DIY, hobbies, or storage. It benefits from power and lighting, and a door leads directly out to the garden, offering convenient access.



## GARDEN

To the front of the property, an extensive tarmac driveway provides ample off-street parking and leads to a detached double garage with an electric up-and-over door, an adjoining workshop and a gravel parking area. Mature shrubs frame the entrance beautifully, creating a welcoming approach to this substantial home. To the rear, the property enjoys a well-manicured and private garden, abundant with an impressive selection of plants, shrubs and mature trees that together create a peaceful, south-facing sanctuary. Extensive decking, added in 2020, wraps around the property and offers multiple seating areas, easily accessed from both the kitchen and the sun room—ideal for outdoor dining and relaxation. The garden is rich in wildlife, with ponds, planting and natural habitats providing a tranquil oasis for a wide variety of garden visitors.

**Inclusions: All fitted flooring**







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

2571 ft<sup>2</sup>

238.7 m<sup>2</sup>

Reduced headroom

68 ft<sup>2</sup>

6.4 m<sup>2</sup>

(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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