



7 Bradda Glen Close, Port Erin
Isle Of Man

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£609,950



7 Bradda Glen Close

Port Erin, Isle Of Man

- A detached executive style residence, extending to approximately 2,425 sq ft, situated in a highly sought-after area in Port Erin.
- Conveniently located for Bradda Glen, Port Erin Beach and the surrounding village amenities.
- A warm and inviting reception hall featuring a galleried landing and a dormer window that provides an abundance of natural light.
- Two reception rooms, a fitted kitchen, utility room, bedroom/study and shower room complete the ground floor accommodation.
- Upstairs, master bedroom with ensuite, three spacious double bedrooms and a large family bathroom.
- A generous private lawned garden wraps around the home, filled with mature flowers and shrubs. A raised patio, accessed from the living room, offers an ideal space for outdoor entertaining.
- Integral double garage with off road parking for 3 vehicles.
- UPVC double glazing and gas-fired central heating with a Megaflo hot water system.
- Viewings are highly recommended to fully appreciate this wonderful opportunity to create a modern family home.

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Entrance Hall

21' 3" x 14' 6" (6.48m x 4.42m)

The entrance hall offers a pleasant and welcoming introduction to the home, with a staircase leading to a gallery landing that enhances the sense of space. Natural light is drawn in through the dormer window on the first floor, while the decorative wall lights provide a gentle glow.

Living Room

21' 3" x 14' 6" (6.48m x 4.42m)

The living room benefits from dual aspect windows and sliding patio doors, offering a lovely outlook over the gardens and allowing natural light to fill the space. A feature log burner adds a cosy focal point, complemented by decorative wall lights. The room also includes a television point and an opening that leads through to the dining room.

Dining Room

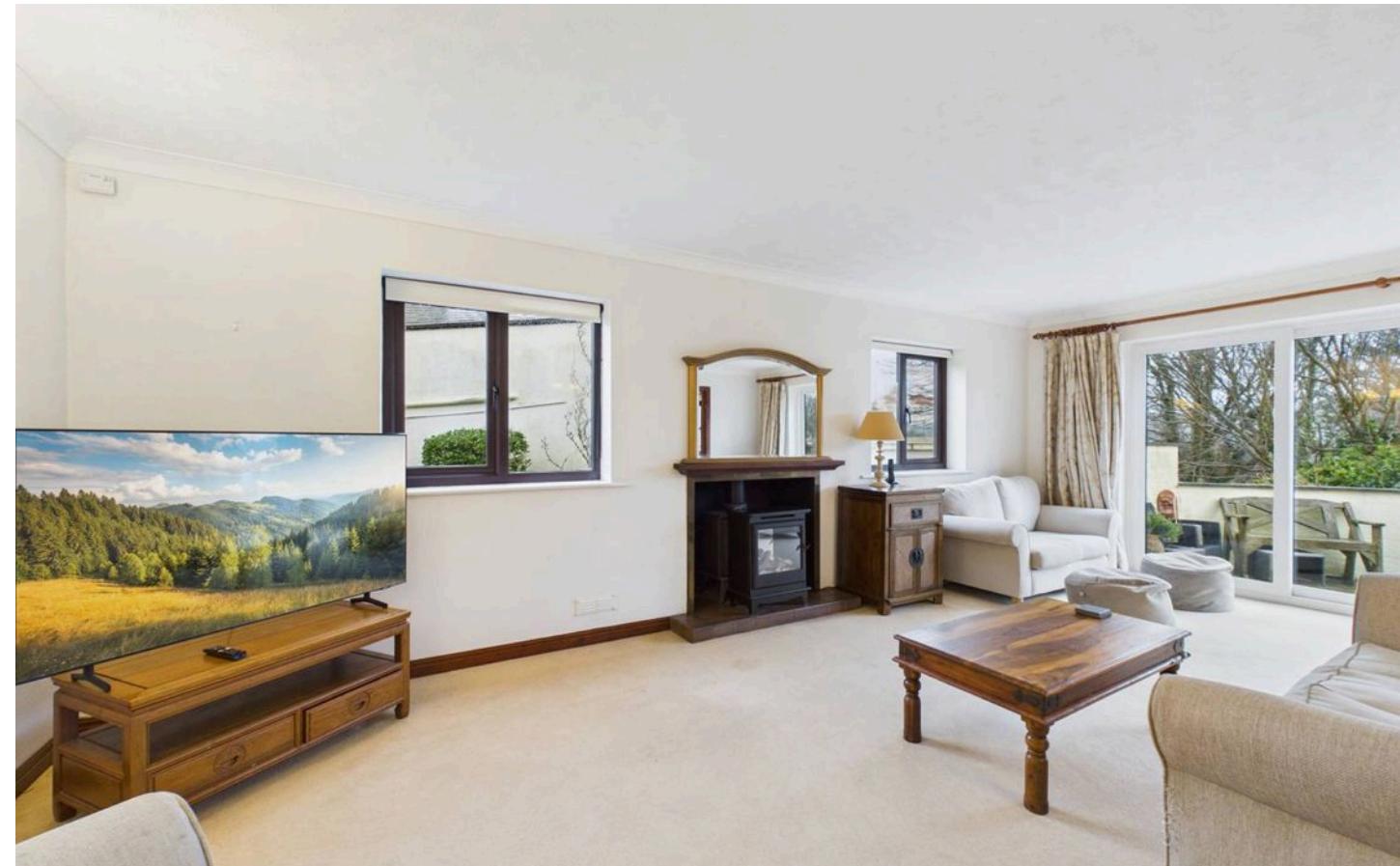
10' 6" x 11' 10" (3.19m x 3.60m)

The dining room features a picture window that looks out over the garden, offering peaceful views with distant coastline views through the trees. This outlook brings a calm and pleasant atmosphere to the space.

Kitchen

15' 11" x 16' 4" (4.86m x 4.98m)

The kitchen is fitted with cream fronted cupboards and drawers, paired with laminate worktops that include a double stainless-steel sink with drainer and tiled splashbacks. Appliances include a Zanussi eye-level oven and grill, an AEG hob with a concealed extractor, and a Bosch dishwasher. There is also a breakfast bar, a phone point, and space for a fridge-freezer, all set on wood effect flooring that completes the room's practical layout.





Utility Room

7' 7" x 8' 3" (2.31m x 2.51m)

The utility room is fitted with base units and laminate worktops that include a stainless steel sink with drainer and tiled splash-backs. Plumbing is provided for a washing machine, and the space is finished with practical vinyl wood flooring. A uPVC door opens to the side garden, and an opaque glass window and door allows natural light to brighten the room while maintaining privacy.

Study / Bedroom

8' 6" x 14' 5" (2.60m x 4.39m)

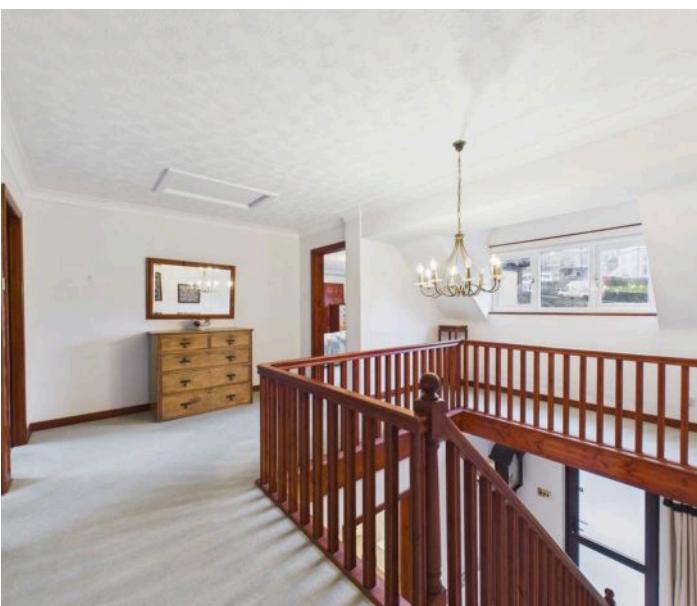
The study/bedroom features a large uPVC window that frames a lovely rural outlook, bringing a calm and comfortable feel to the space. It is equipped with television and phone points, offering practical flexibility for work or relaxation.

Shower Room

The downstairs shower room is easily accessible on the ground floor and features a corner shower cubicle with a glass door and screen, complemented by mermaid board surrounds for straightforward cleaning. A wash hand basin and WC complete the room, creating a practical and well arranged space.

Landing

The landing offers a spacious gallery feel, with a dormer window providing front aspect views and allowing natural light to brighten the area. A pendant ceiling light adds a simple finishing touch, and there is convenient access to the loft.



Master Bedroom

12' 9" x 14' 3" (3.88m x 4.34m)

The master bedroom is a well proportioned double room with rear aspect views overlooking the garden and distant glimpses of the coastline through the trees. Built-in wardrobes provide practical storage, offering both hanging space and shelving space. Access to large ensuite bathroom.

Ensuite Bathroom

The ensuite bathroom includes a bath with an electric shower over, complete with a tiled surround and glass screen. The suite features a WC, bidet, and a wash hand basin with a wall mounted mirror above, along with a medicine cabinet for convenient storage. Part tiled walls provide a practical and tidy finish to the space.

Bedroom 2

13' 0" x 16' 4" (3.96m x 4.99m)

Spacious double bedroom with a front aspect and fitted with built-in wardrobes, providing excellent storage.

Bedroom 3

13' 9" x 12' 6" (4.19m x 3.81m)

Light and spacious double bedroom enjoying attractive rear-aspect views over the garden. The room benefits from built-in wardrobes offering both hanging space and shelving for excellent storage.

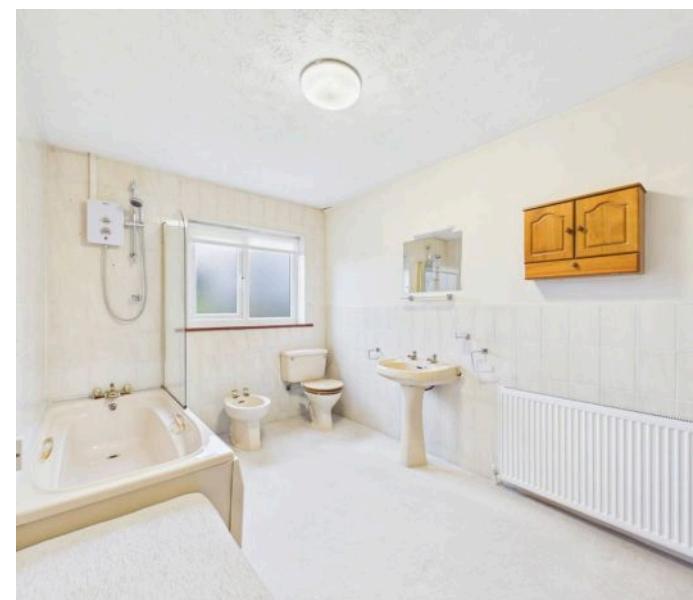
Bedroom 4

12' 6" x 14' 6" (3.82m x 4.43m)

Double bedroom featuring a dormer window that provides a front-aspect outlook, along with a built-in wardrobe offering both hanging space and shelving.

Bathroom

A spacious family bathroom comprising a walk-in shower, corner bath, WC, wash hand basin, and a wall-mounted cabinet. A large picture window provides rear-aspect views, allowing plenty of natural light into the room.



Garage

18' 1" x 16' 4" (5.50m x 4.99m)

The garage features an electric up-and-over door and houses the electric fuse board, along with a Vaillant gas fired central heating boiler and a Megaflo hot water tank. Fitted shelving offers useful storage and the space is equipped with power, lighting and a water supply for added practicality.

Garden

To the front of the property, a generous in-out driveway provides ample parking for 3-4 vehicles. To the rear, a lovely lawned garden wraps around the home, while a raised patio area offers the perfect space for summer entertaining.

Further Information

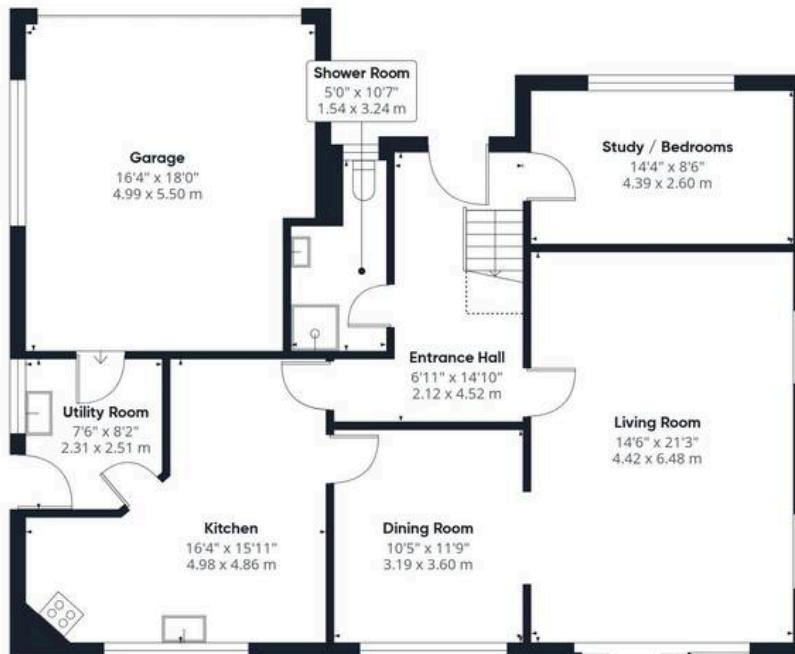
Tenure: Freehold

Inclusions: All fitted flooring and light fittings

Heating: Gas Fired Central Heating

Windows: uPVC Double Glazing





Floor 0

Approximate total area⁽¹⁾

2425 ft²
225.4 m²

Reduced headroom
44 ft²
4 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



Floor 1



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