



7 Cairn Drive,
Slieau Whallian View, Peel
Isle Of Man

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Asking Price: £525,000



7 Cairn Drive Slieau Whallian View

Peel, Isle Of Man

Tenure: Freehold

- A beautifully presented detached family home, ideally situated in a quiet cul-de-sac location
- Situated in a sought-after residential area, the property is ideally located for Peel town centre, the local swimming pool, schools, shops and the beach.
- Finished to an exceptional standard, this impressive home benefits from high-quality fixtures and fittings throughout
- A spacious lounge and a stunning kitchen / dining room with bi-folding doors opening onto the south facing patio and garden
- Utility room, cloakroom and integral garage complete the downstairs
- Master Bedroom with ensuite shower room and three additional bedrooms and a modern family bathroom
- Front garden and driveway providing off-road parking for two vehicles
- The property enjoys a south facing rear garden with patio area, perfect for alfresco dining and entertaining
- uPVC double glazing, gas fired central heating
- Viewings highly recommended to appreciate this lovely family home

Entrance Hall

Step into a lovely reception hall, offering a warm welcome with stairs leading to the first floor.

Cloakroom

Stylish downstairs cloakroom comprising a WC and wash hand basin, finished with modern tiled splashbacks and attractive tiled flooring.

Lounge

An attractive and spacious lounge, beautifully presented with a modern media wall incorporating an electric fire and inset TV. Further benefits include decorative modern coving, contemporary ceiling light and a window provides a front aspect view. Double-glazed doors open to:

Kitchen / Dining Room

A beautifully appointed open-plan kitchen/dining room, thoughtfully designed to combine style and practicality. The kitchen is fitted with an extensive range of contemporary wall and base units, complemented by contrasting stone effect work tops incorporating a 1 1/2 bowl stainless steel sink and drainer. Integrated appliances include a fridge/freezer and dishwasher, while the cooking facilities comprise a four-ring electric hob with extractor hood above and a double oven and grill below. A generous breakfast bar provides the perfect spot for casual dining and busy family life, while tiled flooring adds a sleek and practical finish. A large window enjoys an attractive outlook over the rear garden, filling the space with natural light. The dining area comfortably accommodates a large table and chairs, with bi-fold doors opening directly onto the south facing garden, creating an ideal setting for indoor-outdoor living, al fresco dining and entertaining.





Utility Room

A well equipped utility room fitted with an excellent range of wall and base units, finished in complementary white and grey fronted cupboards and drawers finished with the matching stone-effect work surfaces carried through from the kitchen. The room incorporates a stainless steel sink and drainer, together with plumbing for a washing machine and space for a tumble dryer. Practical tiled flooring continues the modern theme, while a glazed door provides convenient access to the path and rear garden. Additional features include an extractor fan and access to the garage.

Garage

A single garage providing excellent storage space, ideal for bicycles, outdoor hobbies equipment, garden machinery or general household storage. The garage benefits from power, lighting and water supply, together with an up and over door providing easy access to the driveway.

Landing

A generous landing area with loft access and a good sized airing cupboard fitted with shelving and radiator.

Master Bedroom

A spacious and well presented master bedroom featuring a wall to wall fitted wardrobes with ample hanging and shelving space. A front facing window fills the room with natural light and is fitted with blinds. The room also offers space for a wall-mounted television, providing a comfortable retreat for evening relaxation.



Ensuite

A beautifully appointed en-suite shower room, fitted with a stylish walk-in shower featuring a glass screen, door and attractive tiled surround. The suite also comprises a wall-mounted wash hand basin with mirrored vanity cupboard above, low-level WC and chrome heated towel rail. Finished with part tiled walls and tiled flooring, this spacious en-suite offers a sleek and modern finish.

Bedroom 2

A well proportioned double bedroom featuring a built-in wardrobe with sliding mirrored doors, complete with practical hanging and shelving. Beautifully decorated and immaculately presented, this attractive bedroom offers a bright and airy feel.

Bedroom 3

A generously sized double bedroom with delightful views across the rear garden and surrounding countryside. The south-facing aspect ensures the room is bright and airy throughout the day. Currently utilised as a comfortable TV room, this versatile space would also make an excellent double bedroom, home office, or relaxing retreat.

Bedroom 4

A bright and adaptable room with a lovely rear facing aspect, ideal as a single bedroom, study, or hobbies room. The desirable southerly aspect ensures an abundance of natural light throughout the day. The built-in wardrobes with sliding doors offer excellent storage solutions.

Bathroom

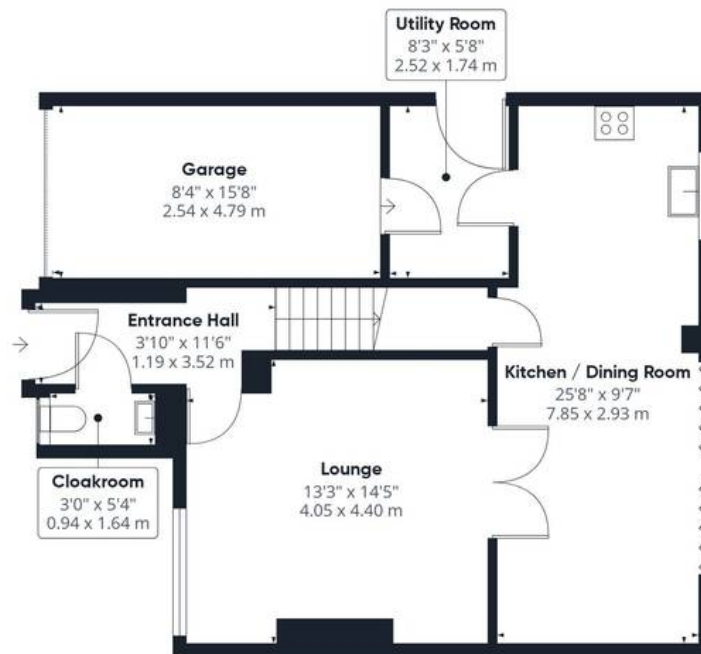
A stylish and contemporary bathroom fitted with a modern three-piece suite comprising a panelled bath with shower over and folding glass screen, a low-flush WC, and a wash hand basin with a mirrored vanity cupboard above. The room benefits from recessed ceiling lighting and an extractor fan, while part-tiled walls and tiled flooring complete the space, creating an elegant finish.



GARDEN

Externally, the property benefits from a well-maintained lawned garden to the front, together with a block-paved driveway providing parking for two vehicles. A side gate leads through to the enclosed rear garden. Enjoying a sunny aspect, the rear garden is laid mainly to lawn and complemented by a patio area, creating an ideal setting for outdoor dining and entertaining. The fully enclosed space is equally well suited to families, providing plenty of room for children and pets to enjoy.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1271 ft²

118.2 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.

GIRAFFE360





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