



PARTNERS
REAL ESTATE



34 Silverburn Drive, Ballasalla - IM9 2EF

Isle Of Man

Offers in Region of **£575,000**



34 Silverburn Drive

Ballasalla, Isle Of Man

W3W: W3W: quid.winner.known

- Spacious four-bedroom bungalow in a popular residential setting
- Generous and versatile single-level accommodation
- Bright living room opening into a superb sun room
- Four well-proportioned bedrooms, offering flexibility for guests or home working
- Attractive enclosed rear garden with lawned and seating areas
- Driveway/off-road parking together with well-maintained gardens to the front and rear



34 Silverburn Drive

Ballasalla, Isle Of Man

Excellent opportunity to acquire a spacious and exceptionally versatile four-bedroom bungalow, providing generous accommodation together with attractive gardens, off-road parking and a detached garage.

The property has clearly been well cared for and offers considerably more internal space than may initially be apparent from the front elevation.

At the heart of the home is a bright and comfortable **living room**, which flows through into a fantastic **sun room** overlooking the rear garden. With extensive glazing and direct access outside, this creates a particularly appealing space to relax throughout the year and makes the most of the property's garden outlook.

A separate **dining room** provides plenty of room for family dining and entertaining, while the adjoining **fitted kitchen** offers an excellent range of storage and worktop space. A useful laundry/utility area provides additional practicality.

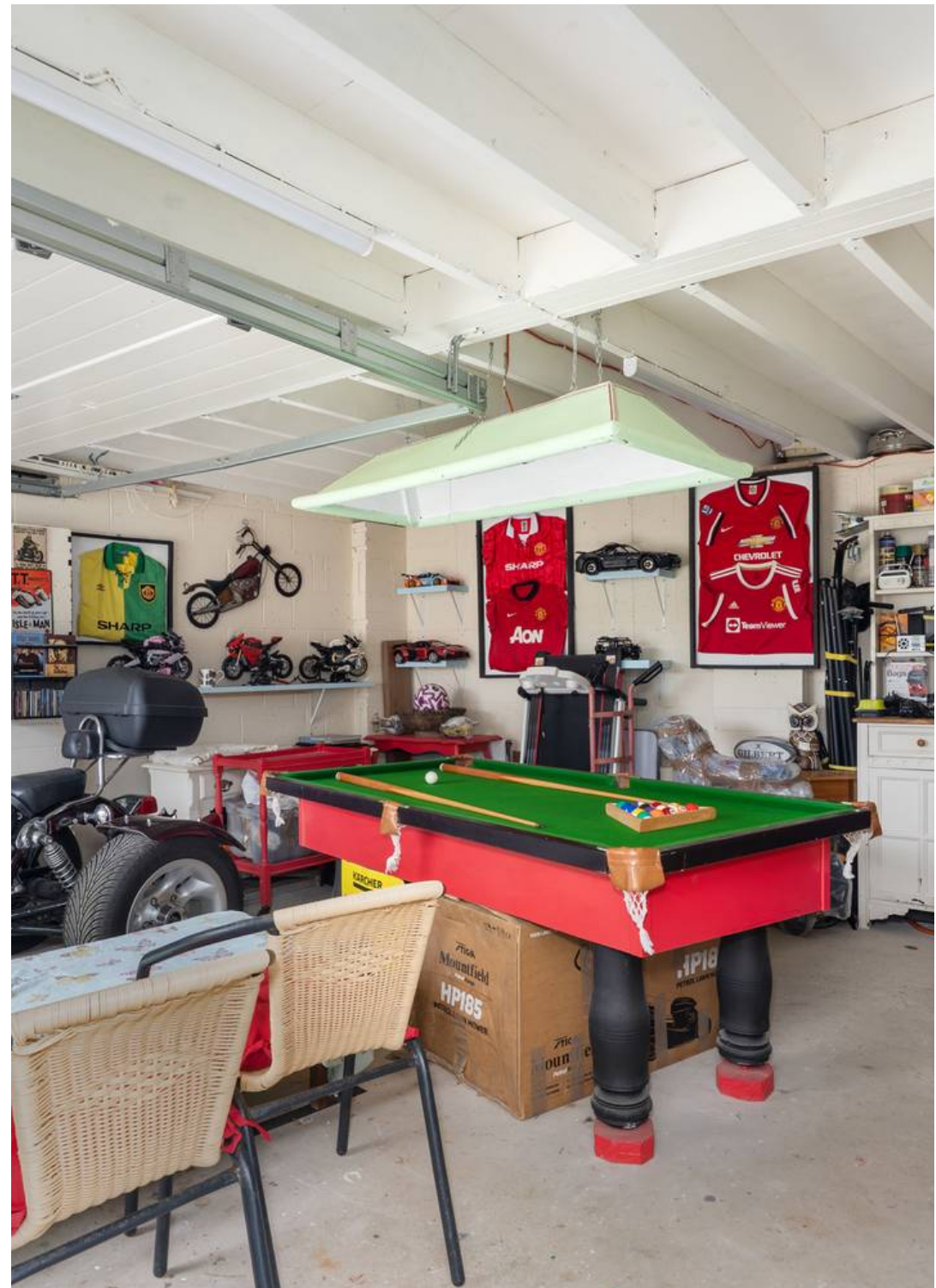
There are four well-proportioned bedrooms, making the accommodation suitable for families, those looking to downsize without compromising on space, or buyers requiring additional rooms for guests, hobbies or working from home. The property is further served by two bathroom/shower facilities, adding to the flexibility of the layout.

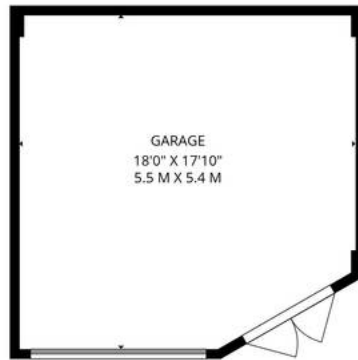
Outside, the property continues to impress. The rear garden is enclosed and thoughtfully arranged, incorporating lawn, paved areas and several places for outdoor seating and entertaining. Established planting provides additional character and privacy.

To the front is an attractive garden together with off-road parking, while a driveway leads to a detached garage, ideal for secure parking, storage or use as a workshop.

With its combination of four bedrooms, generous reception accommodation, sun room, gardens, garage and single-level living, 34 Silverburn Drive is a highly practical home with broad appeal.

Early viewing is strongly recommended to appreciate the space and versatility on offer.





Total: 1503 sq. Ft, 140 m2
 1st Floor: 1503 sq. Ft, 140 m2
 Excluded Areas: Garage: 307 sq. Ft, 29 M2, Walls: 132 sq. Ft, 12 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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