



94 Pine Grove, Ballasalla, Isle of Man, IM9 2EA
Asking Price £795,000

- Stunning true bungalow offering approximately 2,800 sq ft in exceptional turnkey condition
- Four double bedrooms with fitted wardrobes, two en-suites and family bathroom
- Beautiful mature gardens with fruit trees, powered patio and garden shed
- Generous, sunny, private plot within Ballasalla's sought-after Silverburn Estate
- Separate study or fifth bedroom, utility room and integral garage
- Stylish dining kitchen, spacious living room and two bright conservatories
- Newly laid resin in-and-out driveway providing ample parking



94 Pine Grove is a stunning true bungalow offering approximately 2,800 sq ft of beautifully presented accommodation on one of the largest plots within Ballasalla's popular Silverburn Estate. Sunny and private, it enjoys convenient access to shops, schools, the airport and the main bus route.

An entrance porch opens into a welcoming reception hallway with generous storage. The stylish dining kitchen is ideal for entertaining, with modern appliances and ample fitted units. A spacious living room features a fireplace and glazed bi-fold doors opening into a bright conservatory with garden access.

A second conservatory spans much of the rear of the bungalow, accessed from the hallway and principal bedroom. This versatile space brings in plenty of natural light and opens onto the garden.

There are four double bedrooms, all with fitted wardrobes. The principal and second bedrooms have en-suite shower rooms, whilst the remaining bedrooms are served by a family bathroom with an infrared sauna. A study offers potential as a fifth bedroom. A utility room, WC, boiler room and integral garage complete this turnkey home.

Outside, a newly laid resin in-and-out driveway provides ample parking. The generous rear garden is a particular highlight, offering privacy, sunshine and extensive lawns framed by mature shrubs and fruit trees. A central patio with power provides an inviting seating area, whilst a garden shed also benefits from electricity.

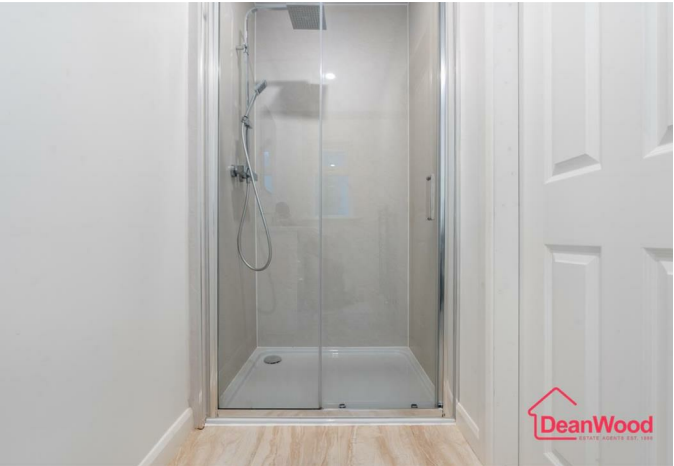


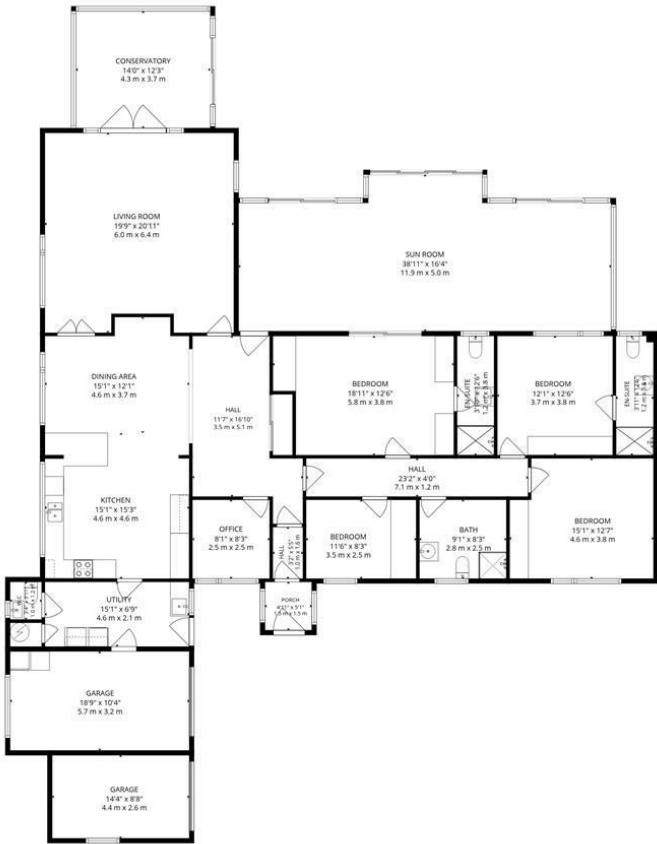












Total: 2789 sq. Ft, 259 m2
1st Floor: 2789 sq. Ft, 259 m2
Excluded Areas: Garage: 318 sq. Ft, 30 M2, Utility: 102 sq. Ft, 9 M2, Porch: 25 sq. Ft, 2 M2,
Walls: 213 sq. Ft, 21 m2

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



DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN
COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF
T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY
LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ
T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**