



46 Ballacriy Park, Colby, Isle of Man, IM9 4LX

Asking Price £399,950

- Spacious Detached Dormer Bungalow
- Fitted Kitchen Leading into Bright Conservatory
- Attached Single with Utility Room and WC
- Located in Sought After Village with Local Amenities and Arbory School
- 4 Bedrooms (2 downstairs and 2 upstairs)
- Off-Road Parking
- Living Room and Separate Dining Room
- 2 Shower Rooms (1 downstairs and 1 upstairs)
- Garden to Front and Rear



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Located in the popular Ballacriy Park area of Colby, this spacious detached dormer bungalow offers versatile living, off-road parking, and a single garage. Perfect for families, it's close to local amenities including a shop, pub, and the well-regarded Arbory Primary School.

Entering via the porch, a central hallway leads to the main ground floor rooms. At the front is a bright, spacious living room with a large picture window, flooding the space with natural light.

Adjacent is a separate dining room—ideal for family meals and entertaining—which connects to a well-equipped kitchen with ample units and integrated appliances. A half-glazed door opens into the conservatory, a standout feature enjoying garden views and providing access to the rear garden.

Also on the ground floor are two well-proportioned double bedrooms and a modern shower room with contemporary fittings.

Upstairs are two further spacious double bedrooms, each with built-in wardrobes. A second shower room between them adds convenience for family or guests.

The enclosed rear garden is safe for children and pets, with a neat lawn, paved seating area, and mature planting. At the front, there's off-road parking for several vehicles and access to a single garage.

The garage has been adapted to include two additional rooms: a utility room housing the oil-fired central heating system and space for laundry appliances, and a separate WC for added practicality.

46 Ballacriy Park is a well-proportioned home in a desirable village setting, ideal for families or those seeking ground-floor living with additional upstairs space. Early viewing is strongly recommended.



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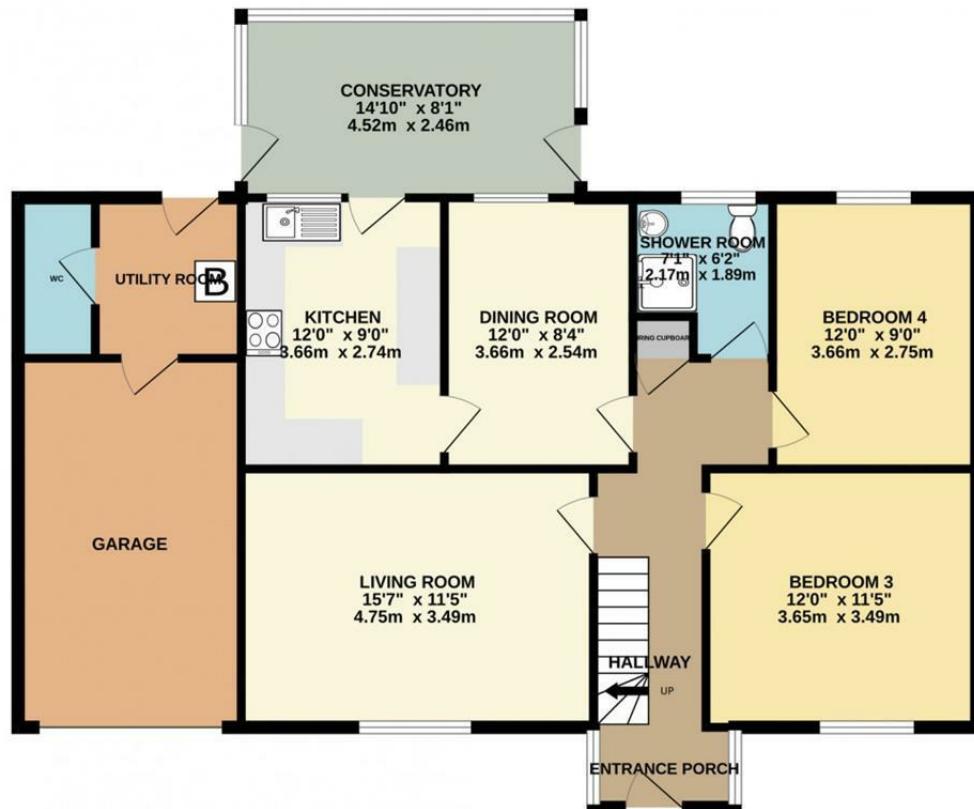


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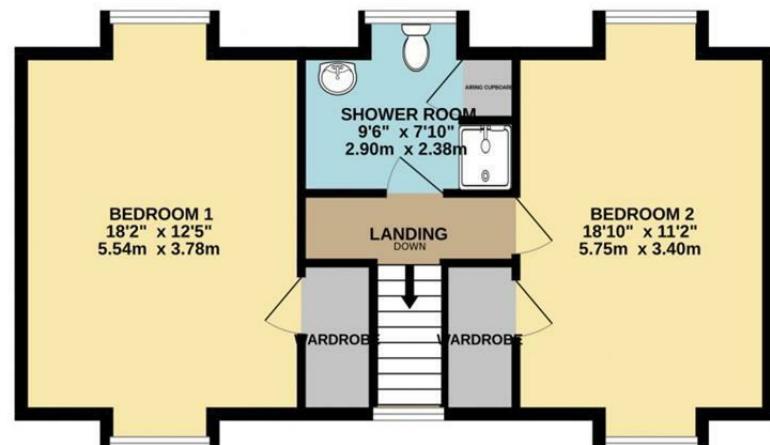
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GROUND FLOOR
1138 sq.ft. (105.8 sq.m.) approx.

TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.
Not to scale-for identification purposes only
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1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.