



## Ivy Cottage, Braddan Bridge, Douglas, Isle of Man. IM4 4LD

Detached modern house in Braddan, 2-3 receptions, 4 bedrooms, 3 bathrooms, Lounge-Diner, Snug, Utility Room, garage, off road parking for 5 cars, gardens and spacious terraced area to rear.



£599,000 Freehold

## PROPERTY DESCRIPTION

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Ivy Cottage is a modern detached house located in the peaceful village of Braddan on the Isle of Man. Completed in 2017, this stylish property boasts four bedrooms, providing ample space for a growing family or those who enjoy having guests over. The interior of the house includes a spacious lounge and dining room with patio doors that open onto a beautiful garden terrace, perfect for outdoor entertaining. Additionally, there is a separate snug, ideal for cosy nights in, and a breakfast kitchen with granite countertops that overlooks the rear garden with patio doors, space for a table to seat 6 easily. The property also features a ground floor cloakroom, utility room with garden access and a single integrated garage for convenient storage and housing the gas fired boiler.

Upstairs, the house includes four double bedrooms, with the master bedroom featuring a dressing room for added luxury plus an ensuite bathroom. Bedroom 2 benefits from an En-suite bathroom, providing privacy and convenience for guests or family members. Ivy Cottage also offers in and out access with parking for up to five cars, making it easy for residents and visitors to come and go. Outside to the rear, there is a patio terrace and lawned garden with side access, providing plenty of space for outdoor activities and relaxation. Overall, Ivy Cottage is a spacious and modern home in a desirable location, perfect for those seeking a high-quality property on the Isle of Man. Wonderful walks and cycle rides over to Peel and the West.

## FEATURES

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- Spacious Modern Detached Family Home
- Highly Regarded Residential Location in Braddan – Prime TT Viewing Spot
- Lounge – Dining Room, Breakfast Kitchen – Snug
- Master Bedroom with Dressing Area and En-Suite Bathroom
- 3 Further Double Bedrooms with Shower Room & Family Bathroom
- Single Garage & Off Road Parking for 5 Cars
- Spacious South Facing Terrace Area & Garden to Rear
- 2017 Brick Construction – Quality Finish – Presented in Excellent Order Throughout



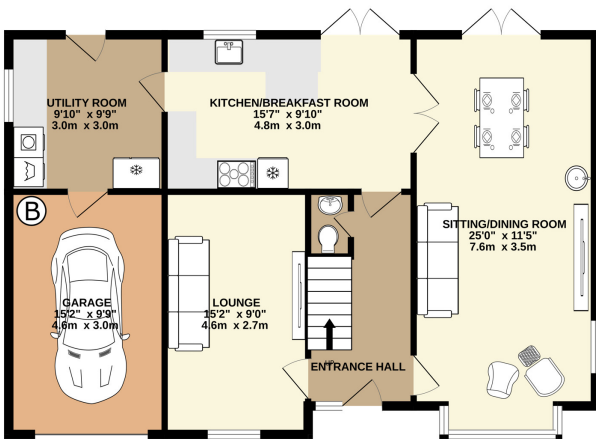
# Property Images

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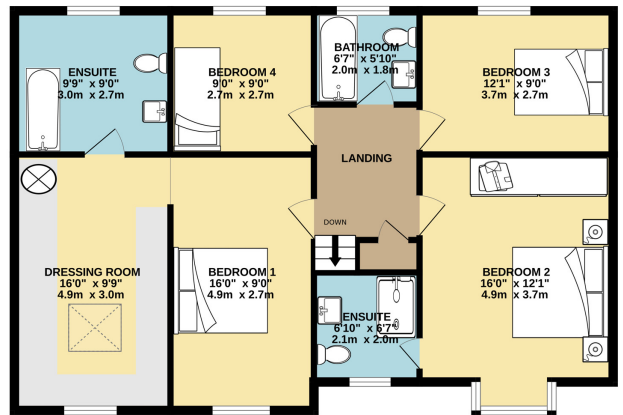


# FLOORPLAN

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



## DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1811 sq.ft. (168.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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