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12 GLEN DARRAGH GARDENS

GLEN VINE, IM4 4DD

£1,150,000
FREEHOLD

A substantial six bed executive detached property with double garage and south facing rear garden situated on a quiet cul de sac location with pleasant countryside views.

Currently undergoing a transformation which will result in an upgraded Kitchen, new Family Bathroom and four En Suites.

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12 GLEN DARRAGH GARDENS

- Available Early 2023 • Unfurnished 6 Bed Detached House • Substantial Property stretching to over 5,000 square feet • Spacious Flexible Reception Rooms • Substantial Family Kitchen • Two Ground Floor Bedrooms • 4 En Suite Bedrooms & Family Bathroom • Double Garage with Electric Door • South Facing Rear Aspects • Large Plot in Sought After Location



SUMMARY

This modern detached double fronted six bed executive property stretching to over 5,000 square feet is situated on a private estate in the popular and family friendly village of Glen Vine.

Glen Darragh Gardens is a highly desirable development of fifteen executive properties. The estate is both quiet and peaceful and benefits from lovely rural views. It is conveniently located across the road from the local primary school, whilst the centre of Douglas is easily reachable within a ten minute drive and the airport within 15 minutes. Positioned outside of the TT course, the property is not disrupted during the various motorcycle festivals and road closures.

On the upper floor of the property there are four double bedrooms, two of which benefit from en suite facilities and a Family Bathroom. Many of the Bedrooms include custom built wardrobes. The ground floor has an open plan feel and comprises a range of generous reception rooms and Kitchen, with separate Utility Room and two further En Suite Bedrooms.

Externally a driveway provides off road parking for multiple vehicles. A double garage housing an oil fired boiler and pressurised water cylinder. Front and south west facing secure rear gardens laid to lawn..

Please note that for marketing purposes, the images shown are of an identical neighbouring property with similar interiors as this property is currently undergoing an extensive improvement program which consists of an upgraded Kitchen, new Family Bathroom and installing new facilities in each of the four En Suite Bathrooms.

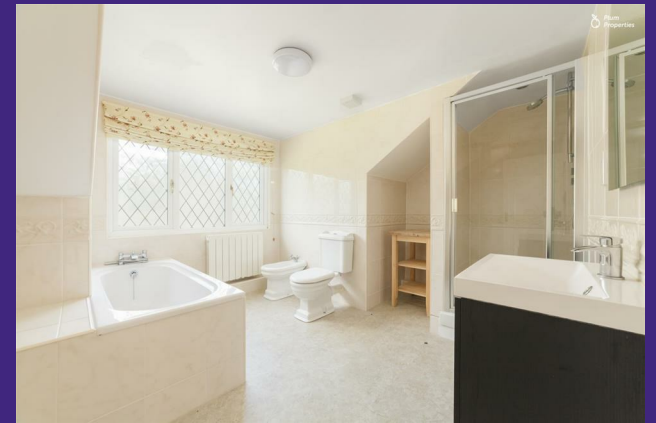
ADDITIONAL INFORMATION

- uPVC Double Glazed throughout
- Oil Fired Central Heating
- Located on a Leafy Street Containing 15 Executive Properties
- Fibre Broadband Available
- All appliances included
- Primary School Catchment: Marown School, Glen Vine
- Secondary School Catchment: Queen Elizabeth II High School, Peel

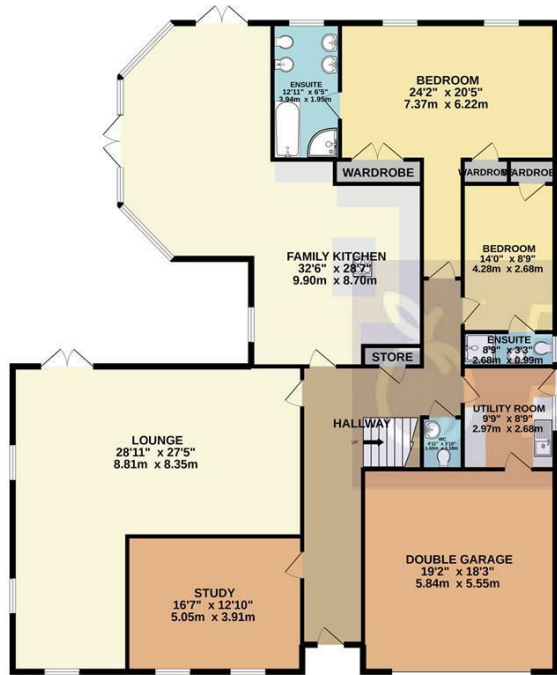
DIRECTIONS

Travelling from along the TT course from the Quarterbridge roundabout, continue through Braddan, beyond Union Mills and into Glen Vine. Continue beyond the traffic lights at Ballagarey, and turn left at the next set of lights onto Glen Darragh Road, and take the second left onto Glen Darragh Gardens where number 12 can be found on the right hand side.

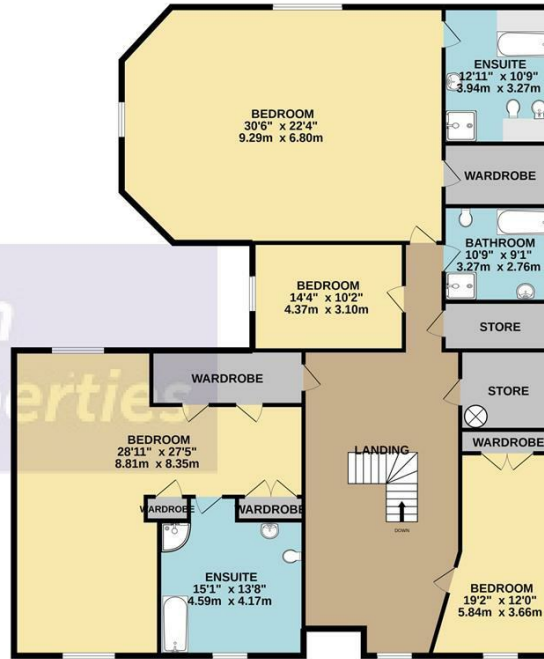
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GROUND FLOOR
2659 sq.ft. (247.0 sq.m.) approx.



1ST FLOOR
2660 sq.ft. (247.1 sq.m.) approx.



TOTAL FLOOR AREA: 5318 sq.ft. (494.1 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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