



EARY VANE ALEXANDER DRIVE DOUGLAS, IM2 3QX

£485,000
FREEHOLD

Outstanding, tastefully presented, traditional family home set in a popular location within central Douglas in a large private plot with lovely front aspects to the Manx hills. This large semi-detached home extends to circa 1897 sq ft and is comprised of 2 public reception rooms, an open plan TV/Dining/Kitchen area, conservatory, 3 double bedrooms, 1 ensuite, a family bathroom and single garage with a beautiful south facing rear garden.

 **Plum
Properties**

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

- Traditional Semi-Detached Family Home • 2 Public Reception Rooms • Open Plan TV/Dining/Kitchen area • Conservatory • 3 Double Bedrooms (1 Ensuite) • Family Bathroom • Single Garage with Washroom • Driveway for 4 Vehicles • Lovely South Facing Rear Garden Grounds • Close Proximity to Local Schools



Summary

Outstanding, tastefully presented, traditional family home set in a popular location within central Douglas in a large private plot with lovely front aspects to the Manx hills. This large semi-detached home extends to circa 1897 sq ft and is comprised of 2 public reception rooms, an open plan TV/Dining/Kitchen area, conservatory, 3 double bedrooms, 1 ensuite, a family bathroom and single garage with a beautiful south facing rear garden.

Features

- Traditional Semi-Detached Family Home
- 2 Public Reception Rooms
- Open Plan TV/Dining/Kitchen area
- Conservatory
- 3 Double Bedrooms (1 Ensuite)
- Family Bathroom
- Single Garage with Washroom
- Driveway for 4 Vehicles
- Lovely South Facing Rear Garden Grounds

Details

Eary Vane is an outstanding, tastefully presented, traditional family home set in a popular location within central Douglas in a large private plot with lovely front aspects to the Manx hills.

This large semi-detached home extends to circa 1897 sq ft and is comprised of 2 public reception rooms, an open plan TV/Dining/Kitchen area, conservatory, 3 double bedrooms, 1 ensuite, a family bathroom and single garage.

The property is accessed through an entrance vestibule with an attractive original mosaic tiled floor then into the main hallway which leads to the Lounge, Sitting room, TV/Dining/Kitchen area and an under stair storage cupboard. A carpeted stairway leads to the upper floor.

The lounge is a bright room with a large curved bay window with original art-deco style upper glazed panels looking out over the front garden with the Manx Hills in view beyond. There is also a working traditional coal fire with timber surround and tiled hearth.

The sitting room is a second large space for family members or entertaining. It also benefits from the retention of the traditional windows and a working coal fire set within in a stone fireplace surround.

The Dining area, TV Lounge and kitchen are in an open plan style with timber board floors and together provide an outstanding space for modern day family living. The TV lounge has a uPVC double glazed door opening out into the beautiful rear gardens. There is ample room for a large dining table. The kitchen has a traditional AGA stove providing flexible cooking options whilst also heating this living area. Integrated appliances include fridge/freezer and dishwasher. There is a further cupboard with houses the Worcester oil fired boiler which was installed in 2021 and has plumbing for a washing machine/dryer.

The conservatory is entered off the kitchen area and is

a beautiful sunlit space with double uPVC doors which open out into the lovely rear garden space.

Upstairs, the carpeted landing leads to all three double bedrooms and the family bathroom. Bedroom 1 is a large double bedroom with dual aspect windows and elevate dviews across the front garden to the distant Manx Hills. Similarly, bedroom 2 is a large double room sharing the same beautiful outlook. Bedroom 3 is a double room looking out over the well manicured gardens to the rear of the property. It has a large ensuite shower room with full height tiling, corner positioned walk-in shower unit, wash hand basin and WC with a concealed cistern set within a vanity cabinet. There are ceiling mounted downlights and a ladder-type heated towel rail.

The family bathroom has full height tiling and is positioned on the half landing. It consists of a white bathroom suite with an over-bath shower, wash hand basin and WC.

Outside, the property has a large single garage set on a concrete base with a felt tiled roof and an electrically operated up and over door, power and lighting. To the garage rear is a washroom with a Belfast sink, worktop, power and light. There is an external store behind the washroom. In addition, there is a WC to the rear of the entrance vestibule accessed via an external timber door.

The rear gardens are south facing and beautifully

kept. Although comprising of predominantly easy to maintain lawn, there are also fruit bearing trees, a veg patch and an ornamental pond. The garden is very secluded and bounded by a mix of hedge and timber fencing, making it ideal for children or pets.

Furthermore, there is a large greenhouse set on a concrete base and a timber storage shed with lighting and power.

To the front is a block paved driveway with ample room for 4 vehicles, an attractive lawn and shrubs.

Eary Vane is a fine family home only a few hundred meters from Ballakermeen High School. It is sure to appeal to a wide range of buyers looking to acquire a spacious property suitable for family living, with fine gardens and close to all of the city's amenities.

Directions

From the Sea Terminal roundabout in Douglas exit left then turn right at the next roundabout into Lord Street. Continue straight on into Peel Road until reaching the Quarterbridge roundabout. Turn right and continue uphill on Quarterbridge Road. Alexander Drive is the 2nd turn on the right. Follow Alexander Drive for 300m. Eary Vane is on the right side, opposite the entrance to Woodlands Close, and is identifiable by our For Sale board outside.

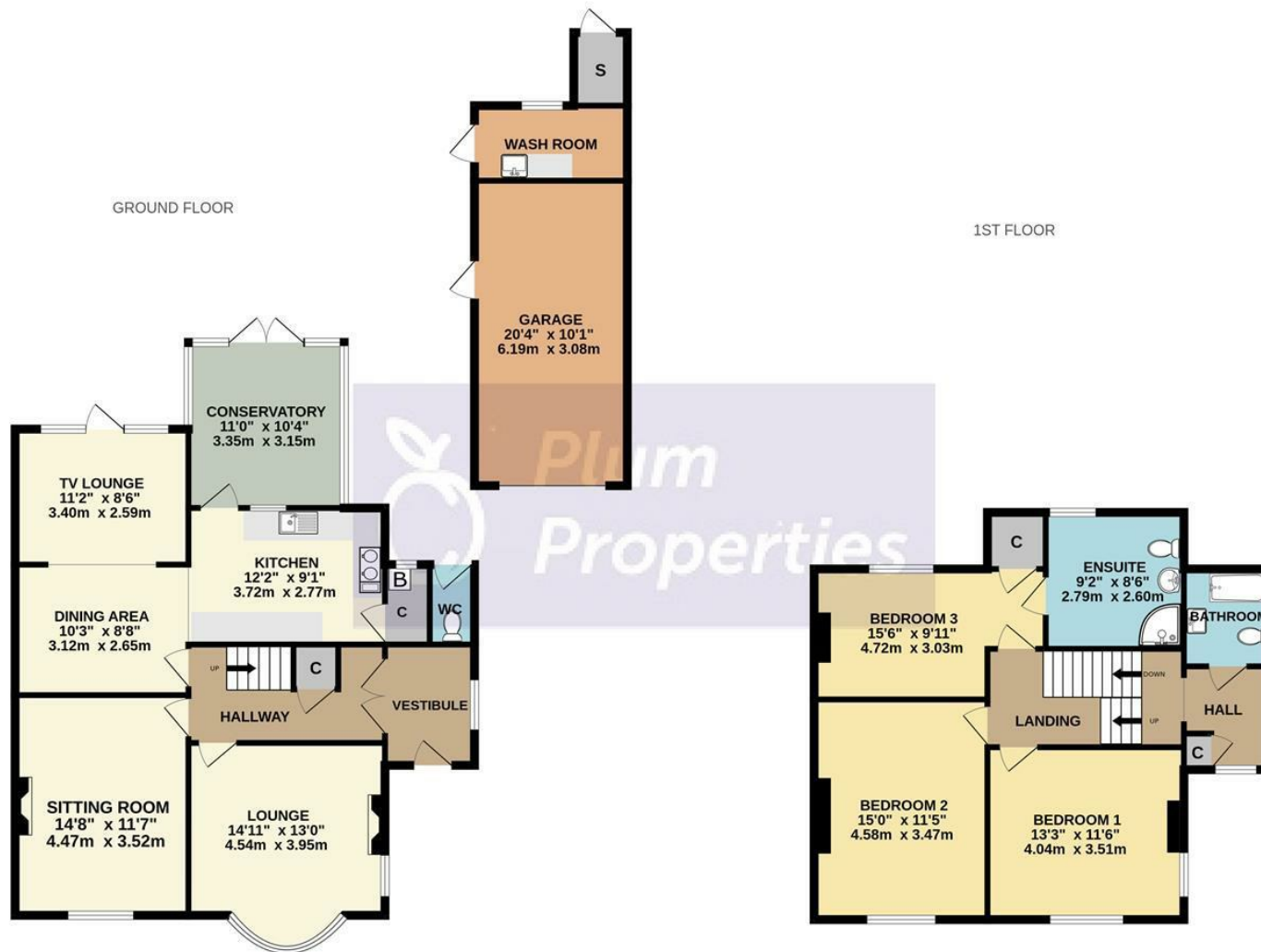
Further Information

For further information, to arrange to view the property, or to make an offer, please contact bruce@plumproperties.im or call 07624 202823.









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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Head Office Sales
14 Tynwald Street
Douglas
Isle Of Man
IM1 1BG

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

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