



6 HILLCROFT GREEN DOUGLAS, IM2 7EQ

£320,000
FREEHOLD

Delightful modern constructed three bed semi detached property overlooking open green space, with a quality contemporary finish throughout.

The property benefits from a two car driveway, south westerly facing secure rear garden with attractive slate patio, all of which is situated in a sought after quiet corner of Governors Hill.



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

• Beautifully Presented Semi Detached Property • Ideal for First Time Buyers • 3 Good Sized Bedrooms • Master with Built in Wardrobes • Beautifully appointed Family Bathroom with Underfloor Heating • Open Plan Lounge with Feature Fire Place • Contemporary Dining Kitchen • South Westerly Facing Secure Rear Garden • Attractive Slate Patio • Driveway Providing Off-Road Parking for 2 Cars



Overview

Tucked away in a green and leafy area of the much sought after Governors Hill development, this beautifully presented contemporary semi detached house offers an ideal opportunity for first-time buyers and investors alike. With a generous living space, this property boasts three well-proportioned bedrooms and a modern family bathroom, making it a perfect home for growing families.

Packed with amenities and being located within a short drive of Douglas town centre ensures that Governors Hill remains popular with the family market and young professionals. The amenities include a children's play park that can be reached within a short walk from the property, which sits alongside the local primary school. Across from which is a doctors surgery, nursery, chemist, convenience store and the very popular Cat with no Tail public house.

Upon entering the property itself, you are greeted by a welcoming hallway that provides ample space for coats and shoes, as well as housing the entry point for the property's fibre broadband connection. The open-plan lounge features an understairs storage cupboard and glazed double doors that lead to a stylish dining kitchen. The lounge is enhanced by a feature fireplace, complete with a misting electric fire that creates a captivating illusion of fire and smoke, perfect for cosy evenings.

The open plan dining kitchen is a chef's delight, equipped with stacked inset ovens, an electric hob, and washing machine. There is also plenty of space for an American fridge freezer and dryer, ensuring all your culinary needs are met. The fitted kitchen contains white gloss wall and base units that are complemented by a contrasting counter top. The room offers enough space to house a family sized dining table, whilst glazed doors open out onto a delightful and sunny south west facing rear garden with attractive slate patio area.

On the upper floor, the master bedroom incorporates built-in wardrobes and delightful views across the green, while the second double bedroom is generously sized. The third bedroom benefits from built-in overstairs storage, providing additional convenience. The recently installed family bathroom is a stunning feature, fully tiled with cosy electric underfloor heating, a panelled ceiling, a fitted shower over the bath, a vanity wash basin, and a WC.

Externally, the property boasts a side driveway with gated access to the rear garden, providing off-road parking for two vehicles. The low-maintenance front garden complements the secure rear garden, which features an attractive slate patio, perfect for enjoying the sunshine thanks to its south-westerly orientation as well as a substantial lawned area creating a safe place for children to play. Additionally, a large storage

shed completes this charming home.

Additional Information

- Gas Fired Central Heating
- Double Glazed Throughout
- Fibre Broadband Installed
- Part Boarded Loft Space
- Cronk y Berry Primary School - 0.3 miles
- St Ninians Lower School - 0.7 miles
- St Ninians High School - 1.7 miles

Directions

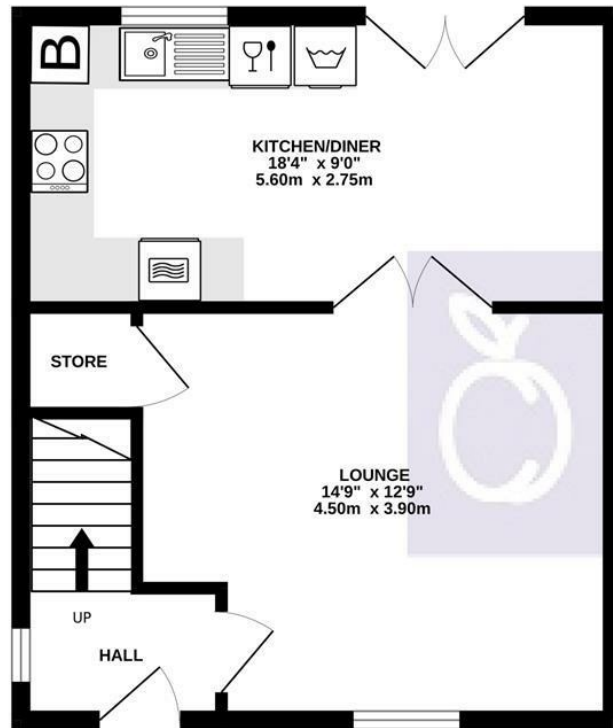
Travelling against the TT course from the Grandstand take the left hand road at Governors roundabout and after half a mile turn left onto Hailwood Road to enter the Governors Hill estate. Take the first road turning on the right onto Governors Hill, and take the left fork where this splits. Take the next left onto Hillcroft Green where the property can be found on the left hand side indefinable by our for sale board.



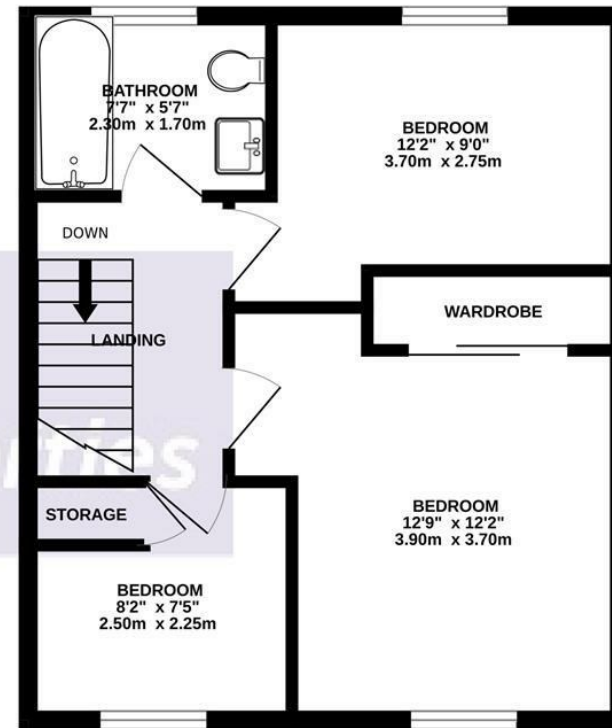




GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 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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Head Office Sales
1 Athol Street
Douglas
Isle Of Man
IM1 1LD

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E: hello@plumproperties.im
W: www.plumproperties.im

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