



9 GLEN DARRAGH GARDENS

GLEN VINE, IM4 4DD

£949,950
FREEHOLD

A substantial five bed executive detached property with double garage and studio accommodation in large south facing grounds located on a private country cul de sac within easy reach of Douglas and the private schools.



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- 5 Bed Executive Detached House • Spacious Property stretching to approaching 4,000 square feet • Generous and Flexible Reception Rooms • Dining Kitchen with Garden Aspect • Separate Study & Garden Room • 3 En Suite Bedrooms & Family Bathroom • Double Garage with Studio Over • Southerly Orientation with Delightful Rear Views • Large Plot in Sought After Location



SUMMARY

A substantial five bed executive detached property with double garage and studio accommodation in large south facing grounds located on a private country cul de sac within easy reach of Douglas and the private schools.

This modern detached double fronted executive property stretching to nearly 4,000 square feet located on a private estate in the popular and family friendly village of Glen Vine, and positioned on a generous corner plot.

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 five double bedrooms, three 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 with a Dining

Kitchen with Utility Room. Three rooms have double doors leading to a large South West facing secure rear garden.

Externally a driveway provides off road parking for multiple vehicles. A double garage with external stairs and Studio on the upper floor has its own bathroom. Front and south west facing secure rear gardens laid to lawn.

ADDITIONAL INFORMATION

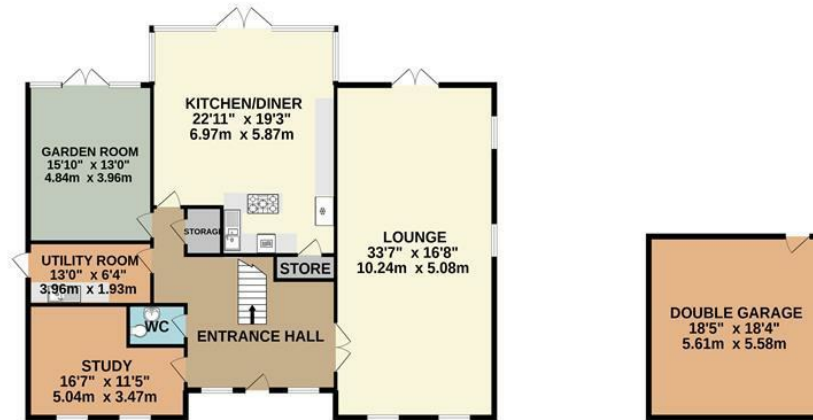
- uPVC Double Glazed throughout
- Oil Fired Central Heating
- Appliances Include Integrated Dishwasher, large Fridge Freezer and newly fitted hob.
- Located on a Leafy Street Containing 15 Executive Properties
- Fibre Broadband Installed
- Primary School Catchment: Marown School, Glen Vine
- Secondary 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 9 can be found on the right hand side, being the last property on the cul de sac.



GROUND FLOOR
2047 sq.ft. (190.2 sq.m.) approx.



1ST FLOOR
1937 sq.ft. (179.9 sq.m.) approx.



TOTAL FLOOR AREA: 3984 sq.ft. (370.1 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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