



8, GLEN DARRAGH GARDENS

GLEN VINE, IM4 4DD

ASKING PRICE £1,175,000

FREEHOLD

Approaching 3,500 square feet, an exceptional 5 bedroom contemporary Georgian Styled executive property located at the end of a premium quiet and peaceful cul de sac in the popular village of Glen Vine, within a five minute drive to Douglas and the airport and private schools within easy reach.



- Upgraded Executive Detached Property Approaching 3,500 Square Feet
- Quiet & Peaceful Country Cul de Sac location
- 5 Double Bedrooms of which 2 are En Suite
- Large Lounge and Separate Dining Room
- Family Kitchen with Bi Folds to Private Garden
- Study & Utility Room
- Double Garage with Studio Above
- Off Road Parking for Multiple Vehicles
- Sunny and Private Rear Garden
- Convenient for Douglas and Private Schools



Overview

An exceptional 5 bedroom contemporary Georgian styled luxurious recently modern property located at the end of a premium quiet and peaceful cul de sac in the popular village of Glen Vine, within a five minute drive to Douglas and the airport and private schools within easy reach.

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 short drive and the airport and private schools are no more than 15 minutes away. Positioned outside of the TT course, the property is not disrupted during the various motorcycle festivals and road closures.

Blessed with bags of curb appeal, this attractive family property is accessed via a modern composite front door and into a welcoming Hallway that is flanked by convenient WC and storage cupboard. A generous light and bright Lounge with luxury carpeting has bi fold doors opening out to the private and secure rear garden. A spacious Family Kitchen is at the heart of the house that boasts premium units and

counter top and is packed with integrated appliances including hob, ovens, warming drawer, wine chiller, dishwasher and fridge/freezer. An oversized Island has storage on both ends as well as a breakfast bar with ample seating. There is also further space within the room for a large dining table or soft seating to create a social family space, with bi fold doors opening out to the garden. Off the Kitchen is a separate an in keeping Utility Room that provides further external access. A formal Dining Room includes double doors providing further rear garden access, whilst completing the Ground Floor is a study providing that all important work from home space.

The upper floor comprises five double Bedrooms and a Family Bathroom. Each of the Bedrooms are well proportioned, most of which benefit from built-in storage, and two include contemporary En Suite facilities. Each of the Bathrooms have oversized walk-in showers whilst the Family Bathroom houses an attractive roll top bath.

Outside a large block paved drive provides parking for multiple vehicles that is prime for the installation of electric gates to provide added prestige. Beyond is a double garage with electrically operated door and side access. Steps

to the rear of the Garage lead to a spacious Studio with plumbed heating and a Bathroom, that would make for guest facilities, a teenager space or perhaps an exercise room or office. To the rear of the property is a large south facing garden with mature shrubs and bushes offering both privacy and security.

Additional Information

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

Directions

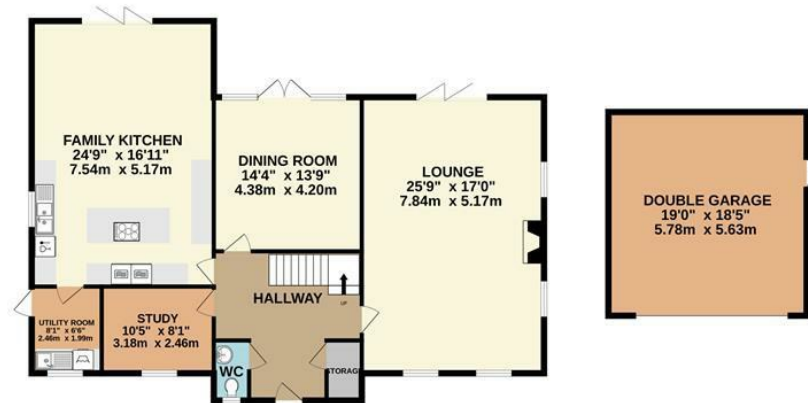
Travelling from along the TT course from the Quarterbridge roundabout, continue through Braddan, beyond Union Mills and into Glen Vine. Continue beyond the traffic lights at Ballagarey, and turn left at the next set of lights onto Glen Darragh Road, and take the second left onto Glen Darragh Gardens where number 8 can be found at the end of the cul de sac on the left hand side.







GROUND FLOOR
1732 sq.ft. (160.9 sq.m.) approx.



1ST FLOOR
1732 sq.ft. (160.9 sq.m.) approx.



TOTAL FLOOR AREA: 3464 sq.ft. (321.8 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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