



## 15, HILLTOP RISE

DOUGLAS, IM2 2LE

**£699,950**  
FREEHOLD

Luxurious 5 Bed family home that oozes quality throughout. This stunning executive property has been extended and meticulously improved using premium fixture and fittings at every turn.

Offering five well proportioned Bedrooms, two tasteful Bathrooms, three generous Reception Rooms and a high specification fitted German Kitchen packed with Miele appliances and quartz countertop.

Located in a desirable and sought after quiet cul de sac in South Douglas with a good range of local amenities and schooling within close proximity.



- Luxurious Executive 5 Bed Detached House • Upgraded to a Premium Specification Throughout • Convenient and Sought After South Douglas Location • Delux German Kitchen with Miele Appliance Pack & Quartz Countertop • Classical Lounge with Media Wall and Multi Fuel Stove • Generous Conservatory Overlooking South Easterly Facing Rear Garden • Additional Reception Room and Utility Room • Newly Fitted Tasteful Family Bathroom and Ground Floor WC • Garage Converted to Gymnasium • Off-Road Parking, Front and Rear Well Proportioned Gardens



## Summary

A truly luxurious 5 Bed family home that oozes quality throughout. This stunning executive property has been extended and meticulously improved using premium fixture and fittings at every turn, whilst is located in a quiet and peaceful cul de sac in a sought after area of South Douglas.

The property is accessed through an oversized composite front door that provides additional natural light into a welcoming Hallway. The Hallway provides access to a newly fitted stylish ground floor WC which incorporates a full width wash basin, WC and contemporary flooring as well as two generous and convenient fitted storage cupboards. Off the Hallway is a cosy and classical Lounge that has recently benefitted from a premium makeover including a sleek fireplace with log burning stove supplied and installed by the Snug, a contemporary media wall as well as a Bang & Olufsen application controlled sound system that is integrated into the ground floor televisions and soundbars.

At the rear of the ground floor a generous Family Kitchen takes centre stage. A striking high quality Leicht cream gloss fitted kitchen was supplied and installed by Haus and is complemented by a premium quartz counter top

with Blanco stainless steel sink and mixer tap. A full Miele appliance pack includes a 5 ring induction hob with extractor hood over, integrated eye level oven with matching micro grill and warming draw as well as an integrated dishwasher. At the opposite end of the Kitchen is an in-keeping dining space that includes a purpose built dining table using matching quartz table top with custom built bench seating with convenient storage below. Pelmet coloured mood lighting ensures the right ambiance can be created for every occasion.

Situated off the Kitchen are double doors to a large and spacious Conservatory that leads out to the rear garden. A further door from the Kitchen provides access to an additional Reception Room currently utilised as a TV room with double doors providing another entry point to the rear garden, which being south easterly facing ensures the back of the house is flooded with natural light for most of the day. Beyond is a good sized Utility room with ample storage space, an American styled fridge freezer, Miele washing machine and tumble dryer as well as a concealed cupboard that houses a Worcester Bosch oil fired boiler. The Utility Room provides rear garden access as well as to the integral Garage that has been repurposed as a Gymnasium with rubberised flooring. The garage



has an electronically operated up and over door and is home to the pressurised hot water cylinder.

Stairs lead to the upper floor that comprises five good sized Bedrooms and a luxurious Family Bathroom. The Master Bedroom includes Pergo flooring and has a substantial range of Haus fitted bedroom furniture and wardrobes and runs the full depth of the property, therefore benefitting from dual aspects to front and rear. A spacious and beautifully presented four piece En Suite Bathroom is a real sanctuary and incorporates a large bath with wall mounted taps, corner shower cubicle, generous wash basin and WC. A recently fitted stylish Family Bathroom has a contemporary look and feel throughout white brick effect wall tiling and striking flooring. The Family Bathroom is home to a range of luxurious fittings including a roll top bath, walk in shower, wash basin and WC and is complemented with under floor heating.

Externally a block paved driveway provides off-road parking for two vehicles, with a front garden laid to lawn. At the rear, this south easterly facing sun trap incorporates a raised patio terrace and substantial lawned area with border shrubs and hedging offering additional privacy. A further seating area is well positioned

to take advantage of evening sun, and a garden shed with light and power provides additional storage.

#### **Additional Information**

- Oil Fired Central Heating
- Pressurised Hot Water Cylinder
- uPVC Double Glazed
- Bang & Olufsen Integrated Sound System
- Nest Digitally Operated Heating controls
- Fibre Broadband installed
- Ballacottier Primary School - 0.3 miles
- Ballakermeen High School - 2 miles

#### **Directions**

From the Quarterbridge roundabout travel in a southerly direction along New Castletown Road. Take a right turn at the third set of traffic lights onto Anacur Lane and continue past the shops taking the second right turning onto Stephenson Way. Continue until reaching hilltop Rise, which is the fourth turning on the left. Where the road forks take the right hand option and continue until reaching No 15 which is located on the left hand side identifiable by our For Sale board.



GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.

1ST FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 2277 sq.ft. (211.5 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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