



## 14, ST. AUBYN, SELBORNE DRIVE

DOUGLAS, IM2 3LS

ASKING PRICE £995,000

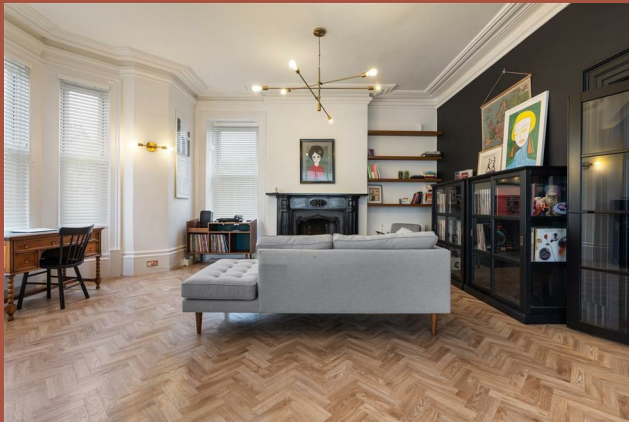
FREEHOLD

Nestled in the desirable Selborne Drive, Douglas, this stunning executive detached house offers an exceptional living experience in a convenient residential location, just a stone's throw from the city centre amenities. With an impressive layout, the property boasts three spacious reception rooms, including a large lounge, a dining room, and a family room, providing ample space for both relaxation and entertaining.





• Exquisite Modernised and Extended Detached Executive House in the Heart of Douglas • Situated in a Highly Sought After Location • Close to Local Schools, Shops and Amenities • Large Lounge, Dining Room / Drawing Room • Amazing Extended Modern Dining Kitchen with Family Room and Immediate Access to the Garden • 5 Double Bedrooms, 4 Bathrooms. • Large Utility Room / Boot Room • Beautiful Generous Private Walled Garden • Double Garage (Currently Converted to Recreation Room) and Drive way Parking for up to 4 Vehicles • Oil Fired Central Heating and Double Glazed Throughout



### Overview

Nestled in the desirable Selborne Drive, Douglas, this stunning executive detached house offers an exceptional living experience in a convenient residential location, just a stone's throw from the city centre amenities. With an impressive layout, the property boasts three spacious reception rooms, including a large lounge, a dining room, and a family room, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the outstanding extended modern dining kitchen, which is perfect for family gatherings and culinary adventures. This well-designed space is complemented by five generously sized double bedrooms, ensuring that there is plenty of room for family and guests alike. The property also features three well-appointed bathrooms, adding to the convenience and comfort of daily living.

Outside, the large private garden offers a tranquil retreat, ideal for enjoying the outdoors or hosting summer barbecues. The double detached garage provides secure parking and additional storage, while the driveway accommodates three to four cars, making it perfect for families with multiple vehicles.

The house is uPVC double glazed throughout,

ensuring energy efficiency and warmth, and is equipped with oil-fired central heating for those cooler months. This property is a rare find, combining modern living with a prime location, making it an ideal choice for those seeking a spacious family home in Douglas. Don't miss the opportunity to make this exceptional property your own.

### Additional Information

This is a one off opportunity to purchase this unique and sought after rare property that should be missed.

The property provides ample space for the growing family with convenient access to local schools and amenities allowing Mum and Dad not having to be a permanent taxi Chauffering the children from one place to another.

### Directions

Driving out of Douglas along Woodbourne Road past the Terrace shops, turn left (opposite the Masonic Hall) on to Alexander Drive, take the 2nd right in to Alexander Drive where St. Aubyn can be easily located on the right hand side.

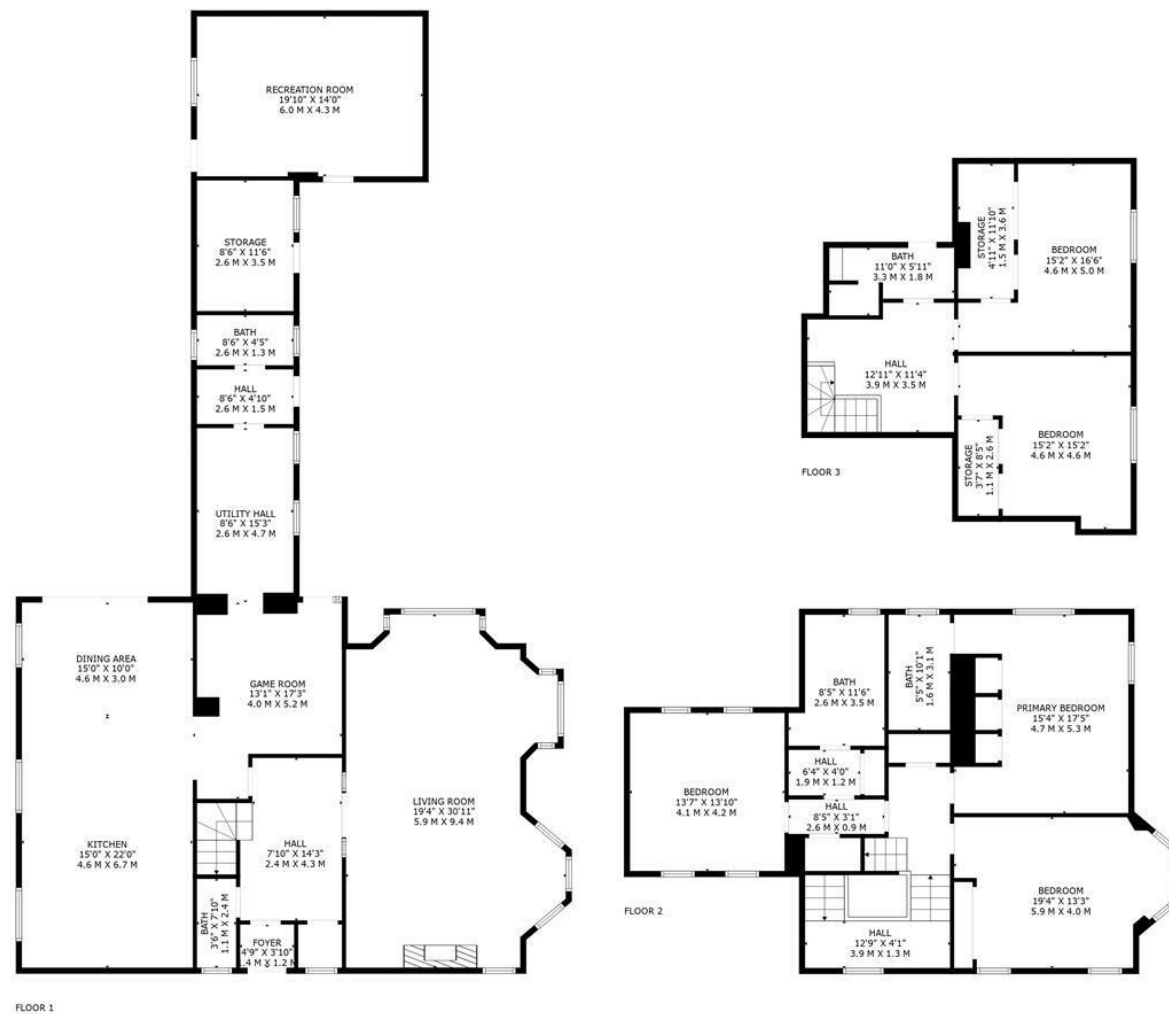












**TOTAL: 3617 sq. ft, 335 m2**  
 FLOOR 1: 1909 sq. ft, 177 m2, FLOOR 2: 1122 sq. ft, 104 m2, FLOOR 3: 586 sq. ft, 54 m2  
 EXCLUDED AREAS: STORAGE: 185 sq. ft, 17 m2  
 WALLS: 285 sq. ft, 27 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements