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21 Upper Dukes Road, Douglas, IM2 4AZ  
**Asking Price £295,000**

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A deceptively spacious and very well presented family home in the heart of Douglas. Number 21 is set over 3 levels including a fantastic open plan family room with kitchen, dining and sitting areas with bi-fold doors opening onto a sunny terrace which leads to the garden below. There are 3 good sized double bedrooms, 1 has an e-suite shower room and then a further contemporary family bathroom. A cosy lounge has a log burner. Walking distance to schools, Nobles park and all the amenities of Douglas Centre.





## LOCATION

From Loch Promenade travel up Broadway and continue up Ballaquayle Road. Turn right onto Lower Dukes Road and continue onto Upper Dukes Road where number twenty one can be found a short distance along on the right hand side, opposite Nobles Park.

## **ENTRANCE**

uPVC double glazed door.

## **HALLWAY**

Carpeted staircase leading down to the lower ground floor. Carpeted staircase to the first floor. Understairs storage. Door into bedroom two. Modern ceiling downlighters. Wood effect flooring.

## **LOUNGE**

12' 11" x 10' 10" (3.93m x 3.30m)

Feature log burner with painted wooden surround on tiled hearth. UPVC double glazed window to the front aspect, looking onto Nobles Park. Built-in storage and shelving to both alcoves. Wall lights. Centre ceiling light. Laminate wood effect flooring.

## **BEDROOM**

12' 3" x 10' 7" (3.73m x 3.22m)

uPVC double glazed window to the rear aspect providing sea views across to Douglas Head. Centre ceiling light. Laminate wood effect flooring.

## **ENSUITE SHOWER ROOM**

7' 3" x 3' 2" (2.21m x 0.96m)

Fitted with a three piece contemporary style suite comprising of a good size walk-in shower cubicle with a glass sliding door and a Bristan electric shower. Contemporary wash hand basin with a chrome mixer tap and vanity unit below with a mirrored vanity mirror and shelf

above. Low level W.C. Wall mounted chrome heated towel rail. Opaque uPVC double glazed window to the rear aspect. Built-in storage above the stairwell to the lower floor. Ceiling downlighters. Fully tiled walls and floor.

## **LOWER GROUND FLOOR**

Accessed from the entrance hallway via a carpeted staircase with a contemporary glass balustrade, leading into:

## **OPEN PLAN**

### **KITCHEN/DINER/FAMILY ROOM**

21' 0" x 16' 11" (6.40m x 5.15m)

Refurbished and extended to an extremely high standard. UPVC double glazed dome light providing plenty of natural light into the dining and living space. Full set of concertina bi-fold doors stretching across the rear leading out to a raised decked area. Chrome ceiling downlighters throughout.

## **KITCHEN**

Fitted with a range of shaker style off white base, wall and drawer units with modern chrome handles. Granite effect laminate work surfaces incorporating a stainless steel one and a half bowl sink with a mixer tap and drainer. Tiled splashbacks. Island with a solid oak work surface incorporating a four ring ceramic induction hob with a contemporary style suspended extractor fan above and ceiling lights. Integrated Neff double oven with a built-in Hotpoint microwave above. Integrated slim

line dishwasher. Space for an American style fridge/freezer. Understairs storage cupboard with space and plumbing for a washing machine and tumble dryer in a stack system. Additional downstairs storage. Laminate wood effect flooring. 2 vertical radiators.

## **FAMILY ROOM/DINER**

Comfortably accommodates a good size eight seater dining table, sofa, television unit etc.

## **FIRST FLOOR: LANDING**

Built-in airing cupboard. Ceiling downlighters. Carpeted floor.

## **MASTER BEDROOM**

17' 7" x 10' 10" (5.36m x 3.30m)

Excellent size room, stretching across the front of the property. Two uPVC double glazed windows looking onto Nobles Park. Small alcove area, providing ideal space for a dressing table or study area. Built-in storage space over the stairwell. Built-in alcove shelving. Two ceiling lights. Carpeted flooring.

## **BEDROOM**

10' 7" x 8' 5" (3.22m x 2.56m)

uPVC double glazed window to the rear aspect providing panoramic sea views up to Douglas Head and to Kewaigae. Centre ceiling light. Carpeted floor.

## **FAMILY BATHROOM**

Fitted with a contemporary three piece suite comprising of a feature tear drop shaped freestanding bath tub with a floor mounted chrome mixer tap and shower attachment. Good size walk-in shower cubicle with a mains powered over head rain shower and pair of glass sliding doors. Pedestal wash hand basin and WC. Wall mounted illuminated vanity mirror. White wall mounted heated ladder towel rail. Opaque uPVC double glazed window to the rear aspect. Ceiling downlighters. Half height tiled walls. Tiled floor.

## **OUTSIDE**

To the rear of the property there is a raised decked area accessed from the bi-fold doors in the open plan living space with views up to Kewaigue providing a good size area with plenty of seating space. Sleeper constructed steps lead down to the garden with mature shrub borders. Mainly laid to lawn garden with fencing to all sides.

## **SERVICES**

Mains water, electricity and drainage. Gas central heating.

## **VIEWING**

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase.

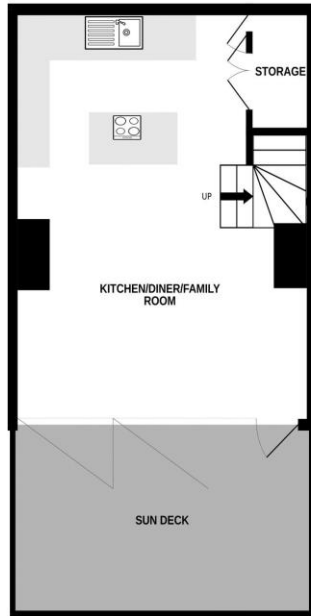
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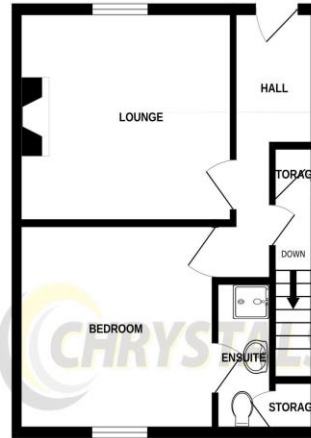




LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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