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23 Murrays Lake Drive, Douglas, IM4 2HY
Asking Price £695,000

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This contemporary 4 bedroom detached house has been meticulously upgraded to exacting standards. The residence is in a desirable location that offers convenient access to amenities like the Comis Hotel, gym, golf resort, and The Forge restaurant. The seamless flow from the entrance hall to the open plan lounge/dining room and modern kitchen creates an inviting ambiance. The property benefits from a double utility and cloakroom. There are four double bedrooms with an ensuite accompanying the master bedroom. In addition there is a mezzanine above the third bedroom. There is underfloor heating throughout the property. The driveway provides ample off-street parking, with access to the detached double garage and a single linked garage. There is a bespoke wooden summerhouse offering a peaceful ambiance. The surroundings gardens are separated into various entertaining areas, screened by hedges offering privacy for relaxing and enjoying. Viewing is highly recommended on this property!



LOCATION

From Quarterbridge Roundabout, Travel South along the New Castletown Road. Continue through both sets of traffic lights and straight across the top roundabout onto Richmond Hill. Take the first right onto Mount Murray Road & The first right again onto Mount Murray Drive. Take an immediate right onto Murrays Lake Drive & the property can be found immediately on the right hand side.

ENTRANCE PORCH 4' 2" x 5' 2" (1.27m x 1.57m)

Glazed double door to

OPEN PLAN LOUNGE/KITCHEN 23' 9" x 12' 5" (7.23m x 3.78m)

Wooden floor. uPVC double glazed window to front aspect. uPVC bi-fold doors to rear. Ceiling light. LED downlights. Morso log burner. Open staircase to first floor with glazed side panel and cupboard below. The kitchen has a good range of White gloss cabinets to base and eye level. Double ovens, 2 hobs with stainless steel extractor above. Built-in microwave. Worktop with composite sink with mixer tap, drainer and hot water tap. Integrated dishwasher. Under counter wine chiller. uPVC double glazed window to rear aspect. Multiple plug sockets. LED downlights. Opening to

UTILTY ROOM 11' 5" x 9' 0" (3.48m x 2.74m)

White base units with worktop. Plumbed for washing machine. Ceramic sink with mixer tap and drainer. 2 uPVC windows to rear. 2 uPVC double glazed doors, one to side aspect and the other to rear. Tiled walls and floor.

CINEMA ROOM/SNUG 13' 0" x 11' 11" (3.96m x 3.63m)

Wooden floor. uPVC double glazed window to front aspect. Wall mounted television with soundbar below. Comms cupboard. Projector. LED downlights.

BOILER ROOM 4' 7" x 4' 11" (1.40m x 1.50m)

CLOAKROOM 4' 7" x 4' 11" (1.40m x 1.50m)

WC with hidden cistern. Vanity wash hand basin with mirrored cupboard above. Part tiled walls. Chrome heated towel radiator.

UTILTY ROOM 5' 2" x 9' 0" (1.57m x 2.74m)

White gloss units to base with laminate worktop. Full height cupboard and space for fridge freezer. Wooden floor.

BEDROOM 1 13' 10" x 10' 11" (4.21m x 3.32m)

2 uPVC double glazed windows to front aspect. Wooden floor.

ENSUITE 8' 4" x 5' 1" (2.54m x 1.55m)

Corner walk-in open shower cubicle. Vanity wash basin with cupboard below. WC with hidden cistern. Wall mirror. Anthracite towel radiator. uPVC opaque double glazed window. Extractor.

BEDROOM 2 13' 0" x 12' 4" (3.96m x 3.76m)

Wooden floor. 2 uPVC double glazed windows to front aspect. Built in wardobes.

BEDROOM 3 10' 10" x 10' 5" (3.30m x 3.17m)

Wooden floor. uPVC double glazed window to rear aspect. alternating steps leading to mezzanine level. Opening to

OFFICE 10' 10" x 9' 1" (3.30m x 2.77m)

Restricted head height. Velux. Worktop surfaces. Wooden floor. Multiple plug sockets. Strip light.

BATHROOM 7' 0" x 6' 2" (2.13m x 1.88m)

White suite comprising panelled bath with tiled sides and shower over with glass screen. Vanity wash basin and WC. Wall mirror. Tiled floor and walls. Opaque uPVC double glazed window to rear aspect. Extractor.

BEDROOM 4 10' 0" x 10' 4" (3.05m x 3.15m)

OUTSIDE

To the front of the property is off road gravelled parking area for several vehicles. The front garden area is screened with hedging. To the rear there are many separate entertaining areas including raised decking from bi-folding doors, area housing hot tub with overhead screen. Paved area with additional secluded seating area with hedges providing privacy. Bespoke garden room made of wood with windows and door and wooden beams. A log burner provides heat. There is a detached Double Garage and separate single linked garage which are both accessed via the rear of the property boundary.

SERVICES

Mains water, electricity and drainage. Gas heating. Under floor heating throughout the property.

VIEWING

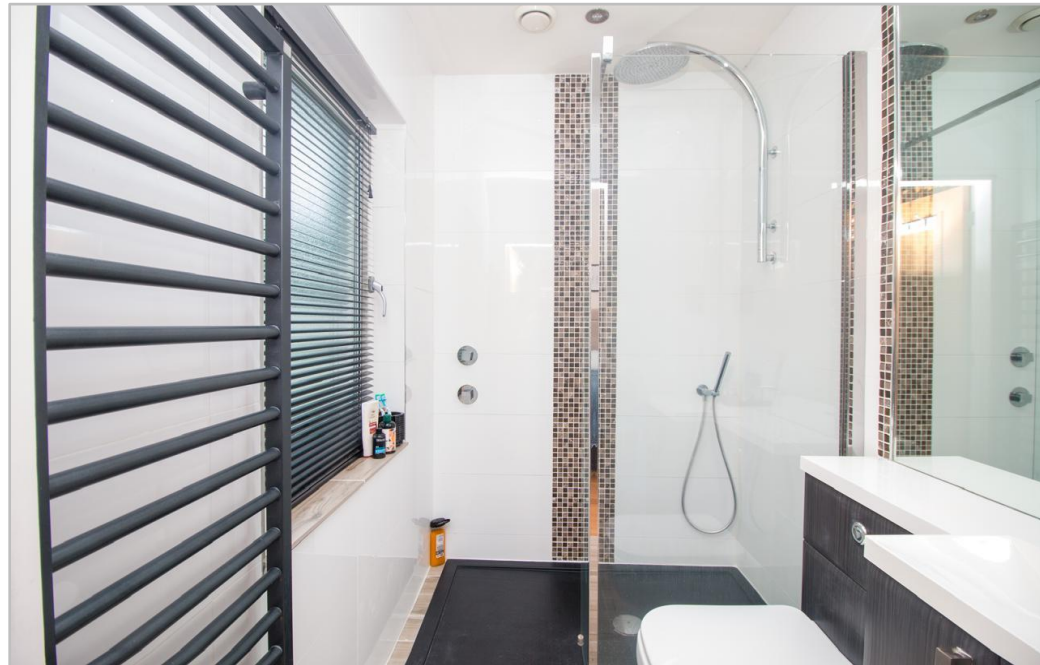
Viewing is strictly by appointment through CRYSTALS. Please inform us if you are unable to keep appointments.

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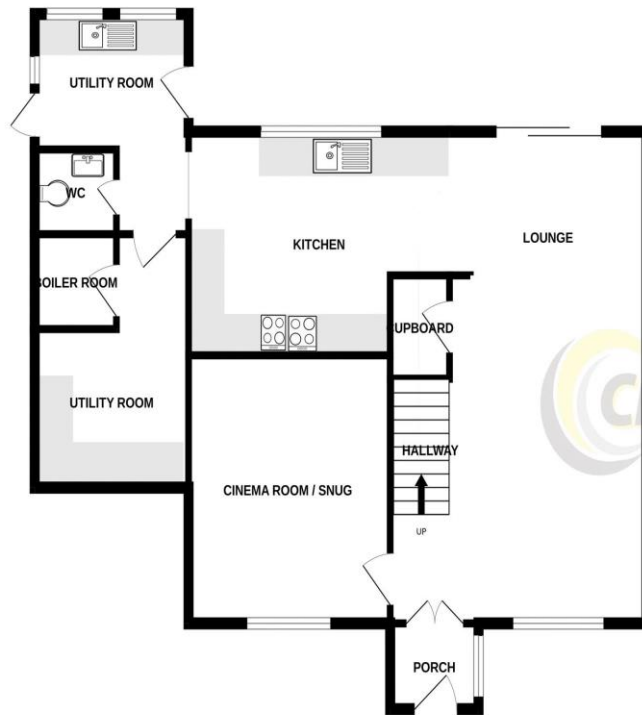




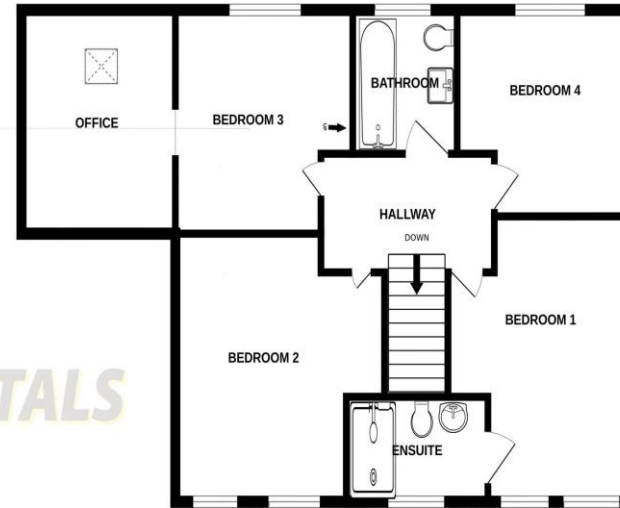




GROUND FLOOR



1ST FLOOR



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