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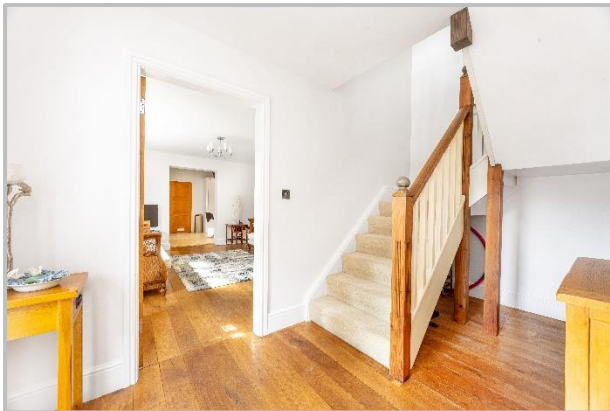
This Darragh, Glen Darragh Road, Glen Vine, IM4 4BE

Asking Price £995,000

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An impressive modern detached house styled on a coach house and faced in handsome Manx stone under a pitched slate roof. Located just a short distance away is the esteemed Marown school. This property is presented in immaculate order throughout with three reception rooms, new breakfast kitchen, study, five double bedrooms, three ensuites and a family bathroom. Outside is a well tended west facing lawn garden, patio terrace and expansive parking area with detached garage behind electric gates. Having the benefit of three ground floor bedrooms with external side access, the property would suit a multi generational family or professional who wishes to work from home (subject to relevant permissions) A personal inspection is most highly recommended.



LOCATION

Travel West out of Douglas through Quarterbridge and continue straight ahead until you reach the second set of traffic lights at Glen Vine. Turn left onto the Glen Darragh Road and the property can be found a short distance on the right hand side.

ENTRANCE HALL

Everest triple glazed door. Radiator. Engineered Oak floor. Vaulted ceiling.

CLOAKROOM

Vanity wash hand basin with splash back. Low level WC. Loft hatch. Towel rail. Engineered Oak floor. Extractor fan.

LOUNGE *26' 3" x 13' 5" (8m x 4.1m)*

Dual aspect. Stone fireplace with electric log effect fire. 2 radiators. uPVC double glazed french doors to south west facing rear garden. 4 ceiling speakers.

VESTIBULE/INNER HALL

Engineered Oak floor. Radiator. uPVC double glazed door to front. Staircase to first floor.

SITTING ROOM *15' 1" x 13' 5" (4.6m x 4.1m)*

uPVC double glazed door to front. 2 ceiling speakers. Engineered Oak floor.

BREAKFAST KITCHEN *21' 10" x 11' 2" (6.66m x 3.4m)*

White high gloss base and wall units with black and silver flecked stone worktops. Island breakfast bar with seating for five incorporating wine cooler fridge, pan and cutlery drawers. AEG fan assisted oven and combi microwave. Integrated fridge and fridge freezer. 5 ring induction fan. Concealed under unit lighting to wall and base units. 1 1/2 bowl sink unit with single drainer and mixer tap. Pop up power points incorporating USB chargers. Vinyl flooring. Exposed beamed ceiling. Walk-in shelved pantry. Electric wall heater. Square opening to:

DINING ROOM *11' 8" x 11' 4" (3.55m x 3.45m)*

4 wall light points. Engineered oak floor. Radiator. French doors to outside. Beamed ceiling.

INNER HALL

Engineered Oak floor.

DEEP CLOAKROOM

UTILITY *7' 10" x 6' 3" (2.4m x 1.9m)*

Single drainer stainless steel sink unit with cupboard below. Plumbed for washing machine. Space for dryer. Shelved cupboard. Radiator. Vinyl floor covering.

BOILER CUPBOARD

Worcester gas fired central heating boiler.

STUDY/OFFICE *8' 10" x 6' 11" (2.7m x 2.1m)*

Engineered Oak floor. Radiator. Loft hatch.

FAMILY BATHROOM

Jacuzzi panelled bath with mixer tap and heated towel rail above. Vanity wash hand basin. Shower cubicle. Low level WC. Fully tiled walls. Slate tiled floor. Mirror. Extractor fan.

INNER HALL

Engineered Oak floor. 2 radiators.

BEDROOM 3 *11' 6" x 14' 9" (3.5m x 4.5m)*

Vaulted ceiling with exposed beamed ceiling. Engineered Oak floor. Radiator.

BEDROOM 4 *14' 9" x 11' 2" (4.5m x 3.4m)* *extending to 5.1m*

Alternating stair ladder to mezzanine level 4.5m x 2.8m with sloping ceiling. Engineered Oak floor.

ENSUITE SHOWER ROOM

Low level WC and vanity wash basin. Shower cubicle. Heater towel rail. Fully tiled walls and floor. Mirror. Extractor fan.

BEDROOM 5 *19' 4" x 12' 0" (5.9m x 3.66m)*

Vaulted ceiling with exposed beams. 2 radiators. Engineered Oak floor.

Dog leg staircase to first floor

LANDING

Beamed ceiling.

MASTER SUITE *15' 5" x 13' 5" (4.7m x 4.1m)*

Vaulted exposed T beam. Radiator. Dual aspect. Quadruple mirrored wardrobe with sliding doors.

ENSUITE BATHROOM

Tub with mixer tap, wash hand basin bowl on double upstand. Shower cubicle. Wall hung WC. Mirror. Heated towel rail. Tiled floor and walls. Extractor fan.

BEDROOM 2 *13' 5" x 14' 9" (4.1m x 4.5m)*

Velux roof light. Fitted wardrobe and base cupboard units. Dressing table and mirror. Shelving.

ENSUITE BATHROOM

Velux roof light. Panelled bath with mixer tap. WC and pedestal wash hand basin. heated towel rail. Tiled floor and walls. Mirror.

OUTSIDE

Electric gated entry. Expansive paved driveway. Water feature. Rockery. Raised sundeck.

DETACHED GARAGE *18' 8" x 11' 10" (5.7m x 3.6m)*

Electric up and over door. Power and light. Side door. Water tap. Paved pathways to the sides lead to a well tended lawn garden with shrubs and hedge surround. West facing. Rear sun patio. Bin area. Water tap.

SERVICES

Mains water and electricity. Private drainage. Gas central heating.

VIEWING

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

POSSESSION

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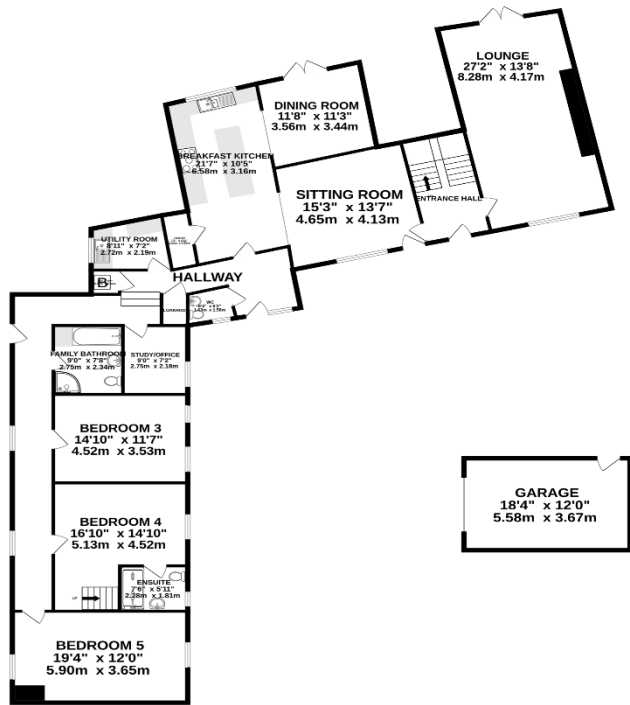




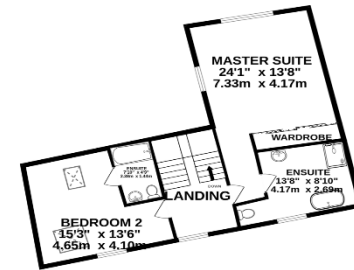




GROUND FLOOR
2451 sq.ft. (227.7 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 3272 sq.ft. (304.0 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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