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8 Kirby Hill, Douglas, IM2 1PA
Asking Price £665,000

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Chrystals are delighted to present this superb modern detached house offered in excellent condition throughout nestled in the highly sought-after residential area of Saddlestone. Offering both tranquility and convenience, this property is sure to impress. Located just a short walk away from Scoill Vallajeelt school and Douglas town centre is easily accessible, providing a wealth of amenities including shops, restaurants, and entertainment options. The spacious accommodation comprising lounge, dining room, study, kitchen and utility room. There are 5 good sized bedrooms, 2 of which is complemented by an ensuite and large family bathroom. Externally at the front of the property is mainly laid to lawn with a generous driveway providing off road parking along with access to the garage. There is a fully enclosed, private rear garden with brick paved patio and lawned area creating an inviting outdoor space for leisure and entertaining. This property presents a rare opportunity to acquire a spacious and well-appointed home in a sought-after location. Don't miss out on experiencing everything this property has to offer—arrange a viewing today to appreciate its charm and potential!



LOCATION

From the Quarterbridge roundabout travel South on the New Castletown Road and take the first turning on the right onto Saddle Road. Take the next turning on the left into Ballaughton Manor Hill. Turn left onto Harcroft Road then next right onto Kirby Hill. The property is located towards the end of the cul de sac on the right hand side.

ENTRANCE HALLWAY *16' 9" x 10' 10" (5.1m x 3.3m)*

uPVC double glazed decorative door. Carpeted throughout. 2 x radiators. Cloaks cupboard with shelving and hanging space. Coved ceiling. Multiple plug sockets. 2 x ceiling lights. Understairs cupboard. Stairs to upper floor.

CLOAKROOM *2' 11" x 5' 11" (0.9m x 1.8m)*

Pedestal wash hand basin. WC. Radiator. Carpeted throughout. Extractor fan.

STUDY *9' 6" x 8' 2" (2.9m x 2.5m)*

Carpeted throughout. Ceiling light. Multiple plug socket. Radiator. Coved ceiling. uPVC double glazed window to front aspect.

LOUNGE *16' 1" x 12' 6" (4.9m x 3.8m)*

Double aspect uPVC double glazed windows. Coved ceiling. LED downlights. Radiator. Multiple plug sockets. Television and satellite point. Carpeted throughout. Square opening to;

DINING ROOM *9' 6" x 11' 10" (2.9m x 3.6m)*

Carpeted throughout. Radiator. Multiple plug sockets. Coved ceiling. Ceiling light. uPVC double glazed french doors to rear garden.

KITCHEN *9' 6" x 14' 9" (2.9m x 4.5m)*

Fitted beech units floor and eye level. Granite effect laminate worktops. Tiled splashbacks. 1 1/2 composite sink with mixer tap. Integrated dishwasher. Integrated fridge. Integrated Neff oven and grill and 4 ring hob with extractor fan over. Coved ceiling. LED downlights. Radiator. Multiple plug sockets. uPVC double glazed window to rear aspect. Karndean flooring. Square opening to;

UTILITY ROOM *6' 7" x 17' 5" (2.0m x 5.3m)*

Matching beech eye level units incorporating granite effect worktops. Tiled splashbacks. Plumbed for washing machine and dryer. LED downlights. Radiator. uPVC double glazed window. uPVC double glazed door to rear garden. Karndean flooring. Door to;

DOUBLE INTEGRAL GARAGE *27' 7" x 17' 9" (8.4m x 5.4m)*

Electric insulated sectional door. Power and lighting. Water tap. Sink. Oil fired central heating boiler. Water pressure cylinder tank. Consumer unit. Shelving. Multiple plug sockets.

LANDING

Coved ceiling. 2 x loft hatch. 2 x ceiling light.

BEDROOM *14' 1" x 11' 6" (4.3m x 3.5m)*

Carpeted throughout. LED downlights. Multiple plug sockets. 2 x radiators. 2 x uPVC double glazed window to front aspect.

EN SUITE SHOWERROOM *9' 2" x 5' 7" (2.8m x 1.7m)*

Modern white 3 piece suite comprising; corner shower cubical. WC. Pedestal wash hand basin. Part tiled wall. Karndean flooring. Coved ceiling. LED downlights. Extractor fan. Opaque uPVC double glazed window.

BEDROOM *17' 9" x 9' 6" (5.4m x 2.9m)*

Carpeted throughout. Ceiling light. Radiator. Multiple plug sockets. Fitted wardrobes to 1 wall. uPVC double glazed window to rear aspect.

FAMILY BATHROOM *9' 6" x 7' 7" (2.9m x 2.3m)*

Modern white 3 piece suite comprising; Pedestalled bath. WC. Pedestal wash hand basin. Coved ceiling. Part tiled wall. Extractor fan. Opaque uPVC double glazed window.

BEDROOM *14' 5" x 10' 2" (4.4m x 3.1m)*

Carpeted throughout. Ceiling light. Radiator. Multiple plug sockets. Storage cupboard with shelving. Radiator. 2x uPVC double glazed window to front aspect.

BEDROOM *12' 10" x 12' 2" (3.9m x 3.7m)*

Carpeted throughout. Ceiling light. Radiator. Multiple plug sockets. 3 x dual aspect uPVC double glazed windows.

BEDROOM 12' 6" x 12' 2" (3.8m x 3.7m)

Carpeted throughout. LED downlights. Radiator. Multiple plug sockets. uPVC double glazed windows to rear aspect.

ENSUITE SHOWERROOM 6' 7" x 9' 6" (2.0m x 2.9m)

Modern 3 piece suite comprising; Large fully tiled shower cubicle. Pedastal wash hand basin. WC. Coved ceiling. LED downlights. Part tiled wall. Extractor fan. Heated towel rail.

OUTSIDE

At the front of the property is a block paved off road parking for multiple cars. Laid to lawn. Excellent rear garden of generous proportions predominately laid to lawn but also having a paved patio area and an additional fenced boundary.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

VIEWING

Strictly by appointment through CHRYSTALS, please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

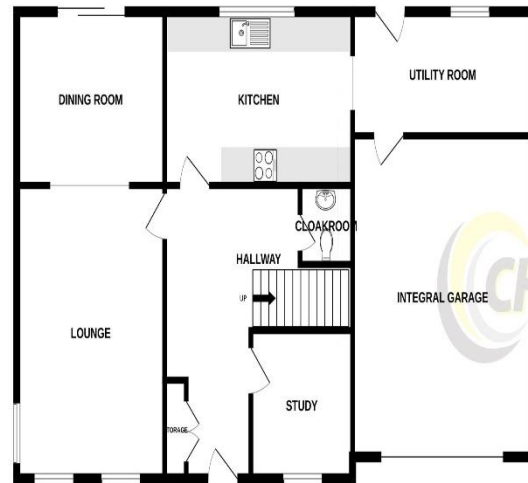








GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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