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11 Manor Drive, Douglas, IM2 2PA  
**Asking Price £665,000**



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Chrystals are delighted to present this modern detached family home nestled in the highly sought-after residential area of Farmhill. Offering both tranquillity and convenience, this property is sure to impress. Situated within walking distance of local shops, Horse and Plough public house, a park and on a bus route. Ballacottier and Scoill Vallajeelt schools are close-by and a short car ride away from the Cooil Road outlets. This attractive family detached house occupies a pleasant corner position within this well-established residential area. The property offers spacious well laid out accommodation which is arranged over 2 floors and briefly comprises 3 reception rooms, superbly fitted modern breakfast kitchen, 4 double bedrooms, 1 of which is en-suite along with a family bathroom. An efficient gas fired central heating system is installed together with brand new Rosewood on White uPVC, Energy A+ rated windows and doors throughout the property. This property presents a rare opportunity to acquire a spacious and well-appointed home in a highly convenient and sought-after location. Don't miss out on experiencing everything this property has to offer—arrange a viewing today!



## LOCATION

The property is approached by travelling out of Douglas from Quarterbridge on New Castletown Road. Turn right at the second set of traffic lights into Anagh Coar. Follow the road up past the shops and turn right into Stevenson Way. Continue up, taking the second turning on the right into Manor Drive and proceed down to where No. 11 can be found situated along on the left hand side.

## OPEN PORCH

Oak effect wood laminate flooring.

## CLOAKROOM

Ivory coloured suite comprising pedestal wash hand basin and WC. Oak effect laminate flooring. Opaque uPVC double glazed window. Coved ceiling. Radiator.

## LARGE HALLWAY

Stairs to first floor. Understairs storage cupboard. Built-in cloaks cupboard. Oak effect laminate flooring. Coved ceiling.

## LOUNGE

18' 0" x 14' 8" (5.48m x 4.47m)

Inset open fireplace with tile surround and marble hearth. Coved ceiling and ceiling rose. Wired for wall lights. Television and satellite

points. Dual aspect. 1 uPVC double glazed window to front aspect and 2 to the side. Multiple plug sockets. Carpeted floor. Open through to

## DINING ROOM

13' 10" x 11' 11" (4.21m x 3.63m)

Coved ceiling. Multiple plug sockets. Carpeted floor. Radiator. uPVC double glazed French doors to rear garden.

## BREAKFAST KITCHEN

24' 2" x 10' 10" (7.36m x 3.30m)

Fitted with a modern range of Cream gloss wall and base units with Ash laminate work surfaces incorporating a 1½ bowl single drainer sink unit. Glazed displays. Corner carousel units. Under pelmet lighting. Breakfast bar. Integrated stainless steel appliances include: AEG double oven with separate microwave, touch control hob with a stainless steel splashback and stainless steel canopy above. AEG dishwasher and separate larder fridge. Modern style chrome radiator. Recessed halogen spotlights. Low level LCD floor lighting. Attractive Karndean flooring. uPVC double glazed window to rear aspect Multiple plug sockets. Coved ceiling.

## UTILITY ROOM

10' 10" x 5' 4" (3.30m x 1.62m)

Matching units and worktops incorporating a single drainer sink unit. Plumbed for washing machine and space for tumble dryer. Karndean flooring. uPVC double glazed window to side aspect.

## SNUG

13' 7" x 12' 2" (4.14m x 3.71m)

Attractive Oak effect laminate flooring. uPVC double glazed French doors to rear patio and garden. Coved ceiling. Multiple plug sockets.

## FIRST FLOOR: LANDING

Study area. Built-in airing cupboard with Megaflo hot water tank. Access to loft. 2 uPVC double glazed windows to front aspect. Coved ceiling. Radiator. Multiple plug sockets.

## BEDROOM 1

14' 2" x 12' 5" (4.31m x 3.78m)

Twin built-in wardrobes. Multiple plug sockets. Carpeted floor. Coved ceiling. Radiator. uPVC double glazed window to front aspect.

## ENSUITE SHOWER ROOM

Modern White suite comprising large walk-in shower, large square basin with cupboards below and WC. Part tiled walls. Recessed halogen spotlights. Floorboard-effect stone tile flooring. Opaque uPVC double glazed window.

## BEDROOM 2

15' 0" x 14' 8" (4.57m x 4.47m)

Built-in wardrobes to one wall. Multiple plug sockets. Carpeted floor. Coved ceiling. 2 uPVC double glazed windows to rear aspect. Radiator.

### **BEDROOM 3**

15' 9" x 10' 3" (4.80m x 3.12m)

Twin built-in wardrobes. Multiple plug sockets. Coved ceiling. Radiator. uPVC double glazed window to rear aspect.

### **BEDROOM 4**

17' 11" x 10' 4" (5.46m x 3.15m)

Twin built-in double wardrobes. Carpeted floor. Multiple plug sockets. uPVC double glazed window to front aspect. Radiator.

### **FAMILY BATHROOM**

Fitted with a modern classic White suite comprising p-shaped bath with rain head shower above, twin wash hand basins with lockers below and mirrors above with lighting. WC. Heated towel radiator. Recessed halogen spotlights. Extractor fan. Tiled floor. Opaque uPVC double glazed window. Radiator. Fully tiled walls.

### **INTEGRAL DOUBLE GARAGE**

19' 6" x 15' 0" (5.94m x 4.57m)

Up and over door. Alpha gas fired central heating boiler.

### **OUTSIDE**

The property is situated in a well proportioned corner plot with established and well tended lawned gardens surrounding. The front garden is mainly laid to lawn with hedging to borders. Brick paved driveway providing off-road

parking to the front of the garage. Lawned gardens to either side of the property leading round to an enclosed rear garden which has Astro turf for low maintenance. Corner steps leading up to an upper rockery with established shrubs and flower beds to borders. Patio area.

### **SERVICES**

All mains services are installed. Gas fired 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. 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

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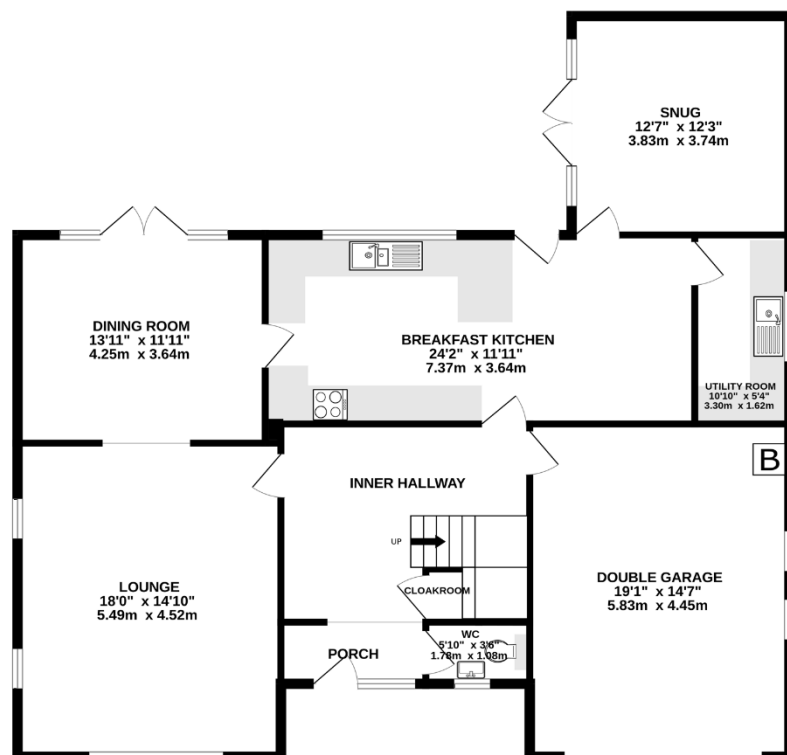




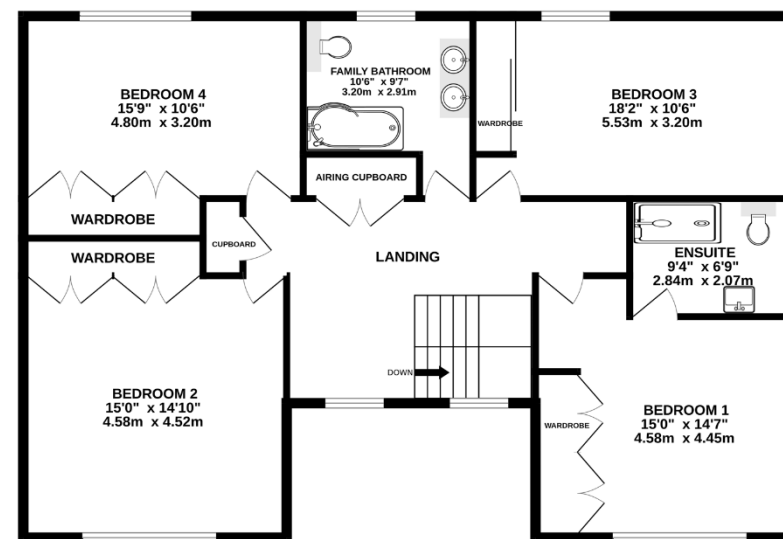




**GROUND FLOOR**  
1395 sq.ft. (129.6 sq.m.) approx.



**1ST FLOOR**  
1193 sq.ft. (110.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2588 sq.ft. (240.4 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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