



23 Ballaquark, Douglas, IM2 2EZ
Asking Price £475,000



- **Extended three-bedroom semi-detached home on a private corner plot**
- **Three further reception rooms plus separate utility**
- **Impressive vaulted-ceiling extension with bifold doors to patio and garden**
- **Newly fitted bathroom and excellent storage throughout**
- **Countryside views and mature, lawned gardens**
- **Sweeping driveway and attached garage**



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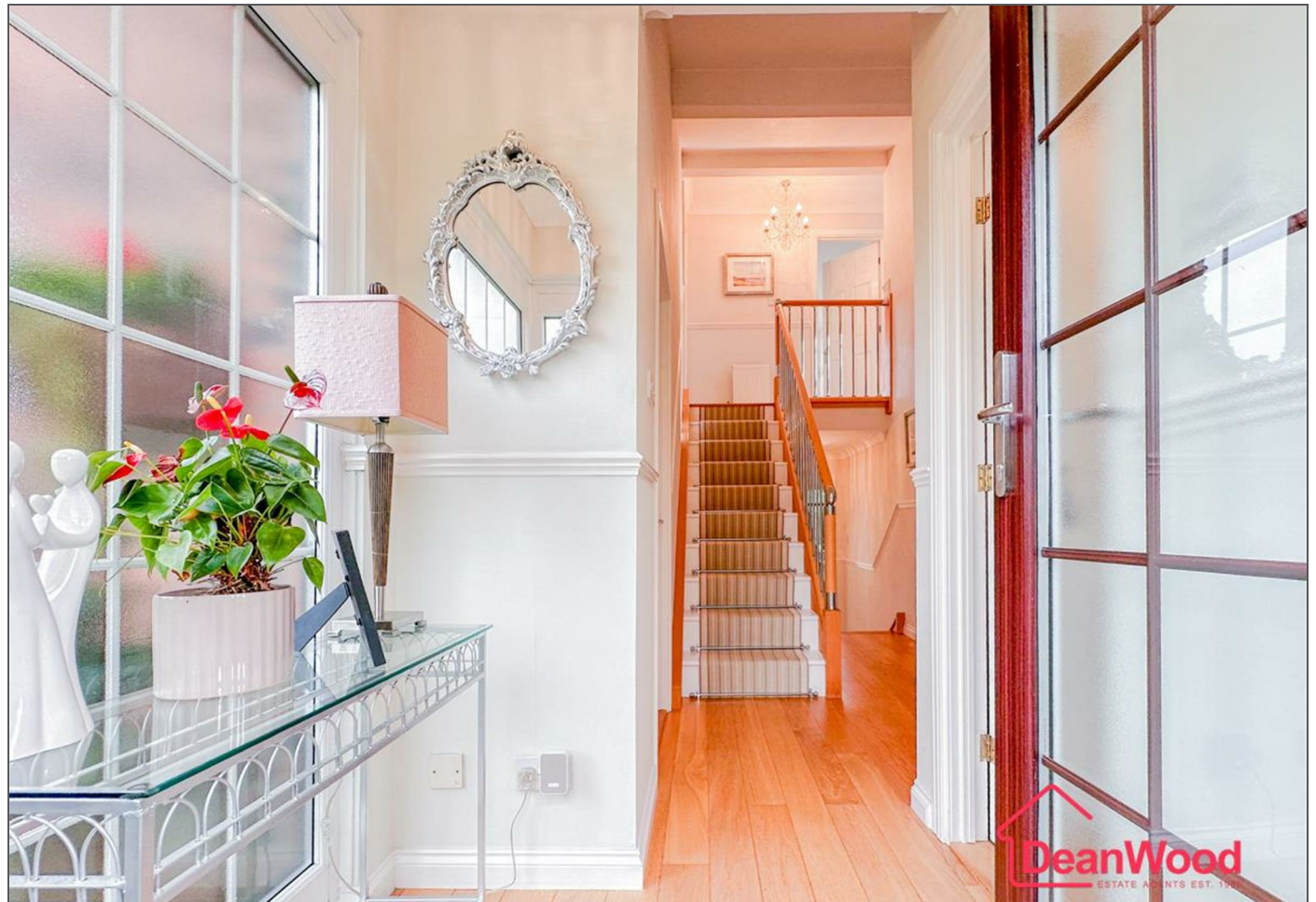
Tucked away on a private corner plot within the ever-popular Ballaquark estate, this beautifully extended three-bedroom semi-detached home combines spacious family living with a superb sense of privacy and style. The property occupies an enviable position with mature lawned gardens, countryside views, and a sweeping driveway leading to an attached garage, offering both practicality and presence.

The highlight of this home is its impressive rear extension — a stunning open-plan living and dining space flowing directly from the kitchen. With a vaulted ceiling, bifold doors, and abundant natural light, it creates a perfect setting for family gatherings and entertaining, opening seamlessly onto the patio and rear garden. The garden enjoys an open outlook across to the countryside, providing a tranquil backdrop and a real feeling of space.

Inside, the accommodation is generous and versatile, offering three reception rooms in addition to the extension, ideal for use as a lounge, dining room, home office, or playroom. A separate utility room provides convenience and extra storage, complementing the practical layout. Upstairs, there are three well-proportioned bedrooms served by a newly fitted family bathroom featuring contemporary fixtures and finishes.

Externally, the private corner plot is surrounded by mature gardens with established planting and a large lawned area, offering plenty of room for outdoor living. The sweeping driveway provides ample off-road parking and leads to an attached garage, completing the home's well-balanced layout.

23 Ballaquark is a rare find — a thoughtfully extended, well-presented home that combines flexibility, privacy, and modern comfort in one of Douglas's most desirable residential areas.





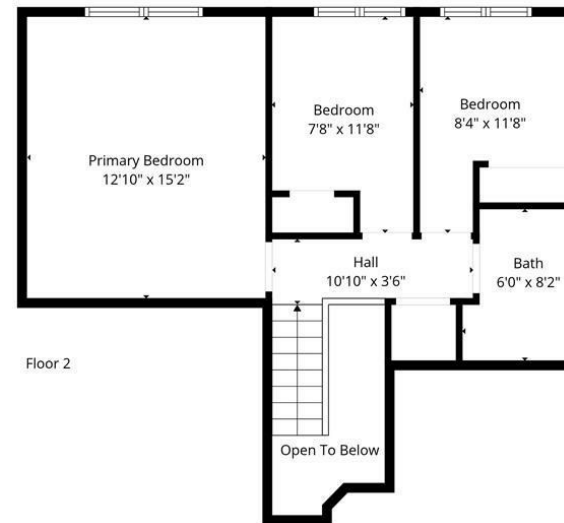
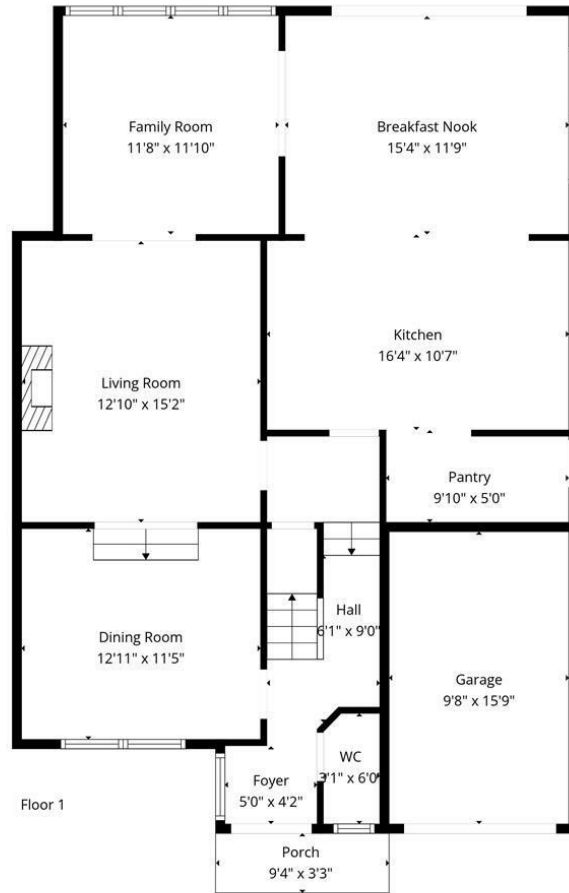












TOTAL: 1552 sq. ft
 FLOOR 1: 1045 sq. ft, FLOOR 2: 507 sq. ft
 EXCLUDED AREAS: GARAGE: 153 sq. ft, PORCH: 30 sq. ft, OPEN TO BELOW: 43 sq. ft,
 WALLS: 144 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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