



ASKING PRICE

£515,000



THE DETAILS



4



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2



6 Olafs Close

Douglas

£515,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
6 Olafs Close, Douglas



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THE DESCRIPTION

- Superb, detached family home in a cul-de-sac position with distant sea and rural views
- 4 good sized Bedrooms, 2 Reception Rooms and 2 Bathrooms (1 En-Suite)
- Fabulous Breakfast Kitchen, Dining Room, Living Room and Conservatory
- Utility Room and Integral Garage with 2 car off-road driveway
- Insulated, boarded and carpeted Attic accessible storage space
- Spacious and private landscaped rear gardens with a prime viewing spot for the TT
- Fibre broadband
- Close to local primary and middle schools, shops, Spar, pub, bus routes and park
- Detailed planning approval granted for an extension and alteration of the dwelling (23/00803/B)
- Extension to provide 2 additional Reception Rooms, larger 3rd Bedroom, Home Office and Dressing Room to the Master Bedroom
- Gas central heating and uPVC double glazing

THE PROPERTY

A fantastic opportunity to purchase this superb 'perfect 10' family home in Governors Hill. 6 Olafs Close sits proudly at the top of the cul-de-sac in an elevated position with off-road car parking for two vehicles. The accommodation comprises a large living room, separate dining room and superb breakfast kitchen and utility room, WC/cloak room and integral garage.

Upstairs are four good sized bedrooms, and two bathrooms, one being an en-suite. The attic is fully boarded and carpeted providing really useful additional storage space. The house sits on a large plot that provides lawns at the front and a tastefully landscaped private rear garden which isn't overlooked which embraces the sunshine all day onto the patio, lawns and two separate seating/decked areas as well as a prime viewing spot for the TT! Close to local primary and middle schools, shops, Spar, pub, bus routes and park.

Detailed planning approval has been granted for an extension to the property that would comprise an additional reception room at the rear, the conversion of the garage into a second living room with a reconfiguration of the upper floor to provide a larger third bedroom, home office and good sized dressing room onto the master bedroom (23/00803/B).

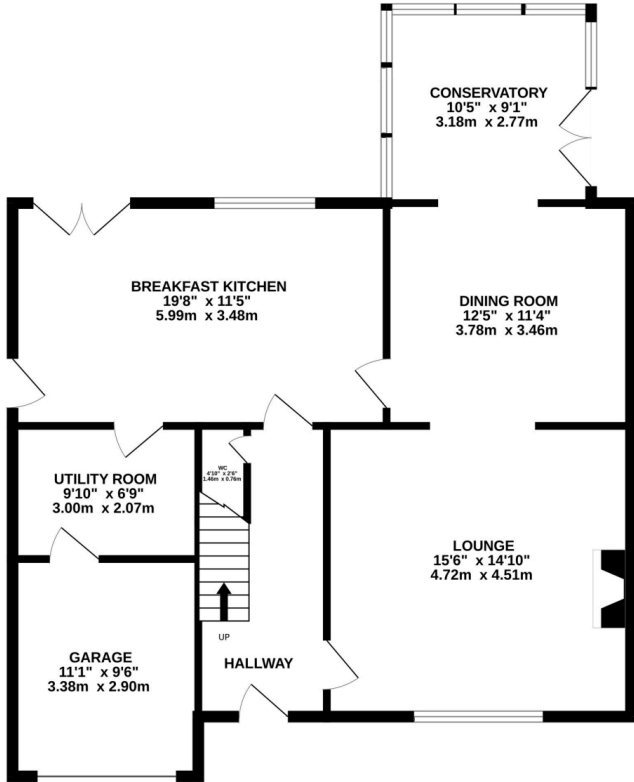
Please call Black Grace Cowley on 01624 645555 or email hello@blackgracecowley.com to arrange a viewing.

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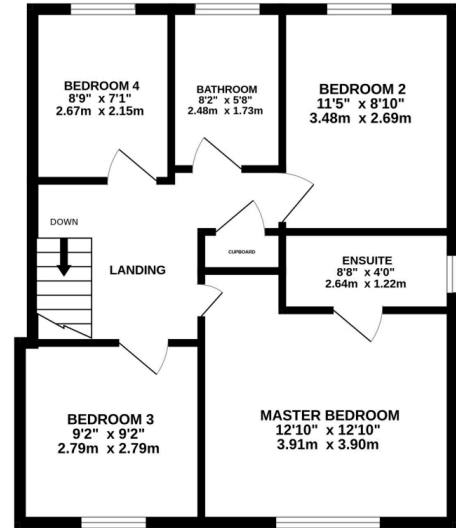
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FLOORPLAN

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.8 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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6 Olafs Close, Douglas

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