black grace cowley
ESTATE AGENTS

ASKING PRICE

£995,000

THE DETAILS

5 3 4

Glen Eagles, The Nook
Mountain Road, Douglas
£995,000

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

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

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PROPERTY DETAILS FOR

Glen Eagles, The Nook, Mountain Road, Douglas

THE DESCRIPTION

- Detached Executive home in Douglas
- Set on just under half an acre of private grounds
- Off-road parking with a private driveway providing space for multiple vehicles
- 4 Reception Rooms
- Large Kitchen/Diner
- Downstairs WC
- Office/storage area
- Wine store, Utility room
- 5 Bedrooms, 3 Bathrooms
- Detached double garage/workshop
- Mature lawned gardens
- Oil-fired central heating
- Within easy walking distance of local Schools and Noble's Park
- To be sold with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring Glen Eagles to the market. This substantial detached executive home extends to approximately 3,000 square feet. In addition to the main residence, there is a detached garage, workshop, store room and WC, extending to approximately 700 square feet.

Upon entering the property, a private driveway leads to the detached garage and the main entrance, with a turning circle positioned to the front of the home. The property is entered via a vestibule porch, which opens into a spacious and bright entrance hall. Beneath the stairs is a downstairs WC. From the entrance hall, a door leads into the impressive front-to-back kitchen/diner, fitted with a range of modern wall and base units. The kitchen enjoys a double-glazed window to the front aspect and opens through an arched opening into the dining area, creating an L-shaped family living space. The dining area benefits from sliding doors leading out to the rear garden, together with a double-glazed window to the side aspect. From the dining area, a door leads into the utility room, which is fitted with modern base units and laminate worktops. There is a side access door to the outside and a double-glazed window to the front aspect. Off the utility room is an additional ground floor WC with a wash hand basin and WC. Also accessed from the kitchen is the formal dining room, a spacious dual-aspect reception room overlooking the property's private rear gardens, with two uPVC double-glazed windows. Double doors then lead through to the lounge, positioned at the rear of the property. The lounge features double doors opening directly onto the patio and gardens beyond. It also enjoys dual-aspect uPVC double-glazed windows and a feature fireplace. The lounge can also be accessed directly from the entrance hall. Also off the entrance hall is the home office, situated to the front of the property. It enjoys a dual aspect through three uPVC double-glazed windows, providing an abundance of natural light. Completing the ground floor accommodation is a walk-in store room, currently used as a wine store, with a double-glazed window to the side aspect.

Off the first-floor landing, from which there are five bedrooms and three bathrooms. Bedroom One is situated to the front of the property and is accessed through two open archways, creating a walk-through dressing area. The bedroom itself benefits from dual-aspect double-glazed windows and a fitted double wardrobe. Leading from the dressing area is the large en-suite bathroom, fitted with a panelled bath, a generous walk-in shower, WC and wash hand basin. Two windows provide excellent natural light. Bedroom Two is situated to the rear of the property and benefits from dual-aspect double-glazed windows, built-in wardrobes and an en-suite shower room. Bedroom Three is positioned to the front of the property and also features an en-suite shower room, dual-aspect double-glazed windows and a built-in double wardrobe. Bedroom Four is situated to the front of the house and offers a double-glazed window to the front aspect together with a built-in single wardrobe. Bedroom Five overlooks the property's south-facing rear gardens and benefits from two windows providing plenty of natural light, along with built-in double wardrobes.

Externally, there is a large detached double garage with an up-and-over door to the front. An internal door leads through to a home office/storage area, which can also be accessed via a double-glazed door from the driveway. From here, there is access to a WC and wash area, while an open archway leads into the workshop positioned at the far end of the building. Altogether, the detached outbuilding extends to approximately 700 square feet. In addition to the garage, there is a large timber shed with power, measuring approximately 13 feet by 8 feet. The oil tank is located to the rear of the garage and serves the main house.

The property's gardens are predominantly laid to lawn and are enclosed by recently installed timber fencing, complemented by mature shrub borders. The neighbouring tree-lined landscape of Hillberry Green provides an exceptional degree of privacy. The property is within easy walking distance of local bus routes, Bemahague School, Victoria Road amenities and Noble's Park. Douglas town centre, the promenade, Onchan Precinct and the Isle of Man Airport are all within easy reach.

The property is offered for sale with no onward chain.

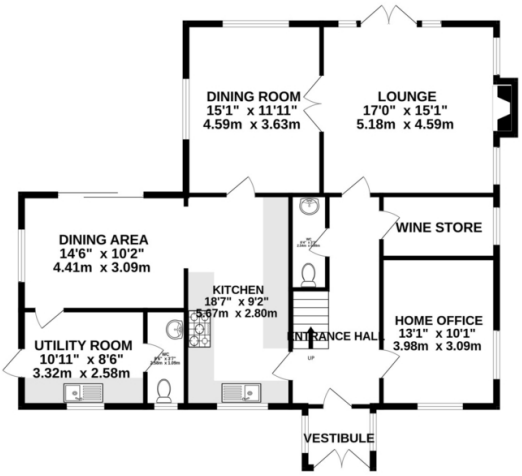
To fully appreciate the generous accommodation, superb outdoor space and abundance of natural light that Glen Eagles has to offer, please contact Black Grace Cowley to arrange a viewing.

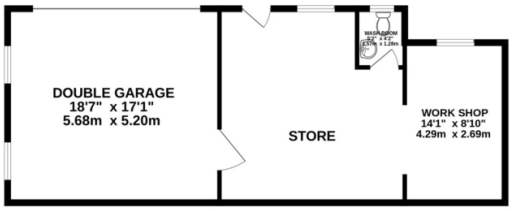
PROPERTY DETAILS FOR

Glen Eagles, The Nook, Mountain Road, Douglas

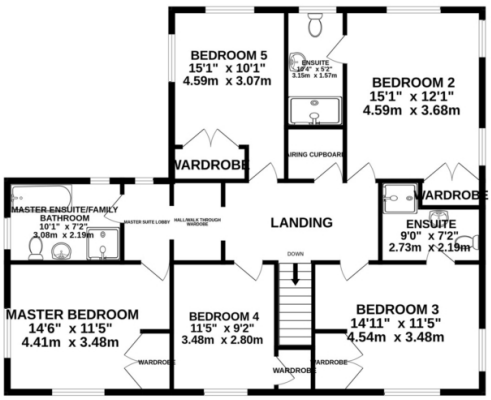
FLOORPLAN

GROUND FLOOR
1941 sq.ft. (180.3 sq.m.) approx.





1ST FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 3129 sq.ft. (290.7 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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