



10 The Abbey Woods, Douglas, Isle Of Man, IM2 5PL
Asking Price £790,000

- Prestigious Abbey Woods location close to Douglas town centre
- Extended family home offering over 2,500 sq ft
- Spacious living room with feature fireplace and garden access
- Versatile extension ideal for family or multi-generational living
- Four generous double bedrooms including principal en-suite
- Beautiful landscaped garden with countryside views and sunny aspect
- Large private driveway, utility room and integral garage



Occupying a generous plot within the prestigious cul-de-sac of The Abbey Woods on Ballanard Road, this beautifully extended family home offers over 2,500 sq ft of versatile accommodation in one of Douglas' most desirable residential locations. Just a short drive from the town centre, the property combines spacious living with a peaceful setting and stunning countryside views.

The welcoming entrance hall features a staircase to the first floor, useful storage and a convenient cloakroom/WC. The impressive living room is centred around a feature fireplace and enjoys fully glazed sliding doors opening onto the rear garden, filling the room with natural light. A large opening leads into the dining room, where a bay window provides an attractive focal point and creates the perfect space for entertaining.

The spacious kitchen is fitted with a comprehensive range of wall and base units, integrated appliances and a dining area, extending the full depth of the house. Beyond the kitchen, the thoughtfully designed extension offers exceptional flexibility and is currently arranged as a family room with direct garden access, a home office, utility room and integral garage, making it ideal for modern family life or multi-generational living.

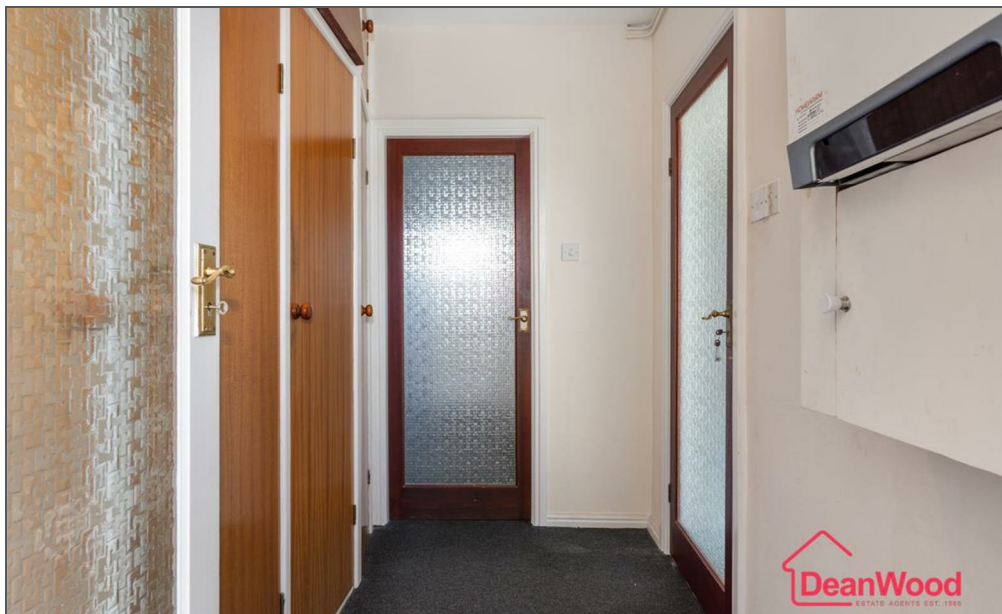
To the first floor are four generous double bedrooms, all bright and airy with excellent natural light. The principal bedroom benefits from a modern ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a large private driveway to the front. The beautifully landscaped rear garden is undoubtedly a standout feature, offering a patio seating area, generous lawn, raised terraced seating, mature shrubs and colourful planting, all complemented by attractive countryside views and a sunny aspect, creating the perfect outdoor space for family living and entertaining.



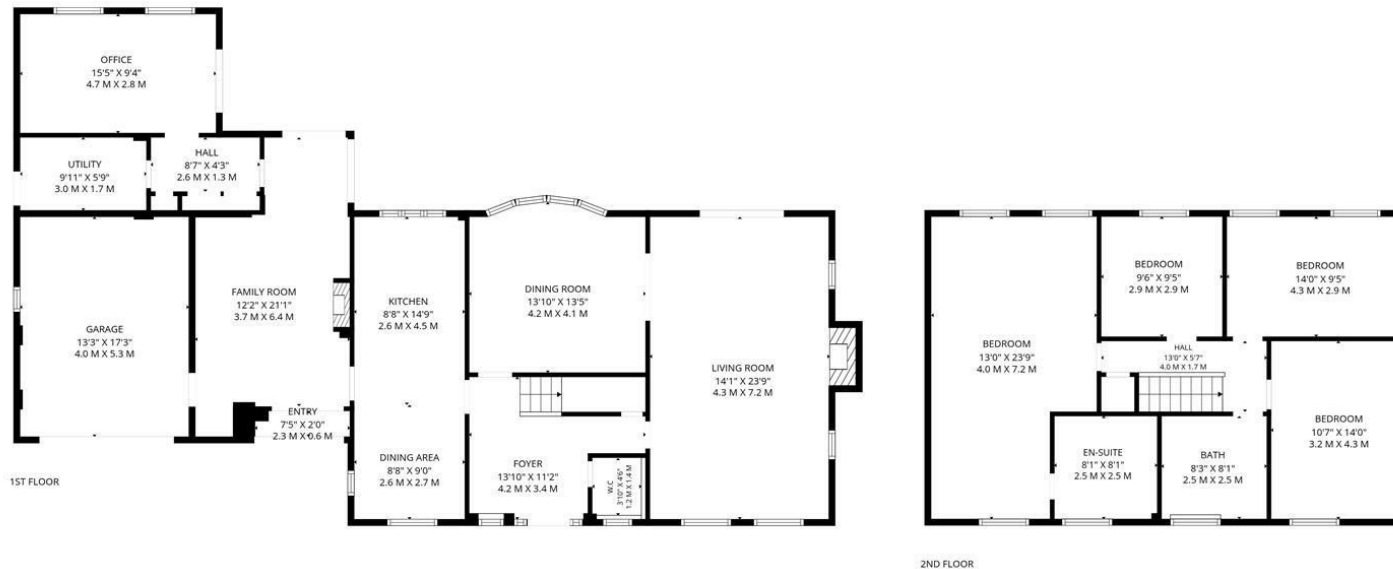












TOTAL: 2466 sq. ft, 229 m2
 1st floor: 1582 sq. ft, 147 m2, 2nd floor: 884 sq. ft, 82 m2
 EXCLUDED AREAS: UTILITY: 57 sq. ft, 5 m2, FIREPLACE: 12 sq. ft, 1 m2, WALLS: 178 sq. ft, 18 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



DOUGLAS

37 VICTORIA STREET
 DOUGLAS
 ISLE OF MAN IM1 2LF

T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
 9 CASTLE STREET CASTLETOWN
 ISLE OF MAN IM9 1LF

T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
 87 PARLIAMENT STREET
 RAMSEY ISLE OF MAN IM8 1AQ

T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ deanwood.im