



33 Ashberry Avenue, Saddlestone, Douglas, Isle of Man, IM2
1PY
Asking Price £465,000

- Spacious Modern Family Home In Sought-After Saddlestone Cul-De-Sac
- Four Generous Bedrooms Including Master With En-Suite Bathroom
- Two Versatile Reception Rooms Offering Flexible Family Living
- Private Rear And Large Side Gardens With Mature Shrubby
- Modern Kitchen With Utility Room And Downstairs WC
- Integral Garage, Gas Central Heating, And UPVC Double Glazing Throughout



Situated within the highly sought-after residential development of Saddlestone, this spacious and modern family home occupies a peaceful cul-de-sac position, offering an ideal setting for families seeking both comfort and convenience. The property is perfectly located within easy reach of excellent primary schools, local amenities and Douglas town centre, making it an outstanding choice for everyday living.

The well-designed accommodation provides generous and versatile living space throughout. Upon entering, a welcoming entrance hall leads to two flexible reception rooms, offering plenty of options for family life, entertaining guests, or creating a dedicated home office or playroom. The heart of the home is the contemporary fitted kitchen, complete with a range of quality integrated appliances and ample worktop and storage space. Adjoining the kitchen is a full-size utility room, providing additional practicality, along with a convenient ground floor WC.

Upstairs, the property offers four well-proportioned bedrooms, ensuring comfortable accommodation for growing families. The spacious principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, finished to a high standard.

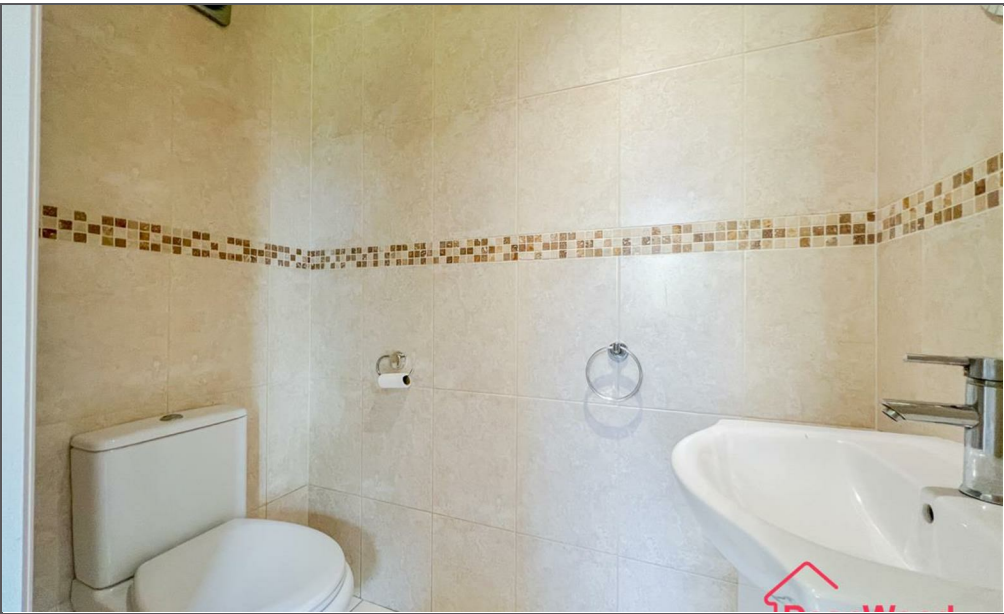
Externally, the home enjoys attractive outdoor space with a private rear garden and an impressive side garden, both featuring mature shrubbery and established planting that create a peaceful and secluded environment. These generous gardens provide plenty of space for children to play, outdoor dining, or simply relaxing during the warmer months.

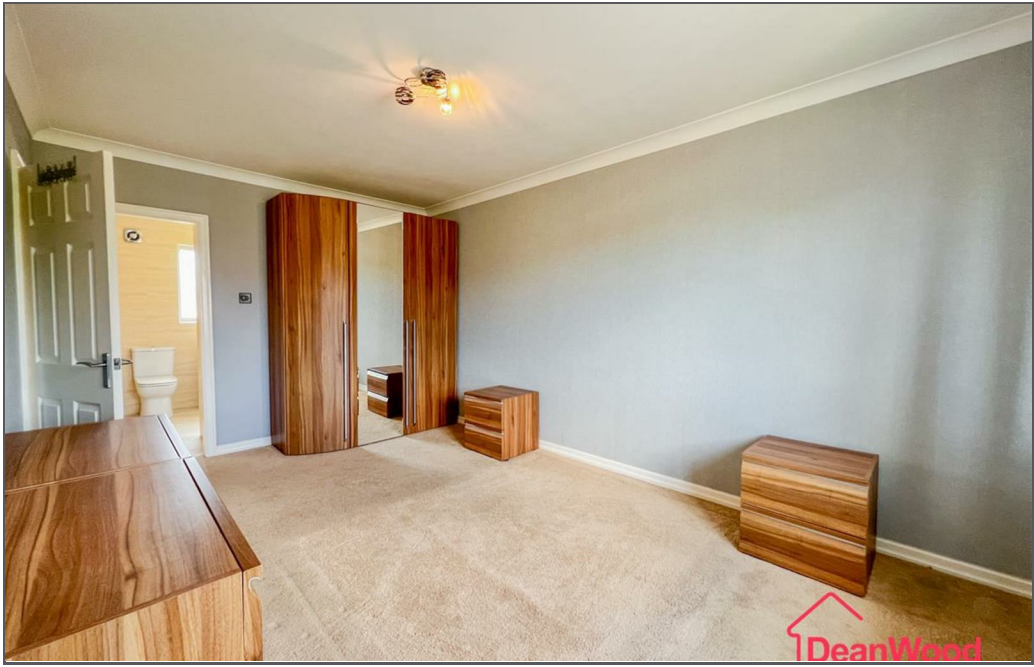
Further benefits include gas-fired central heating, UPVC double glazing throughout, and an integral garage offering secure parking together with valuable storage space.





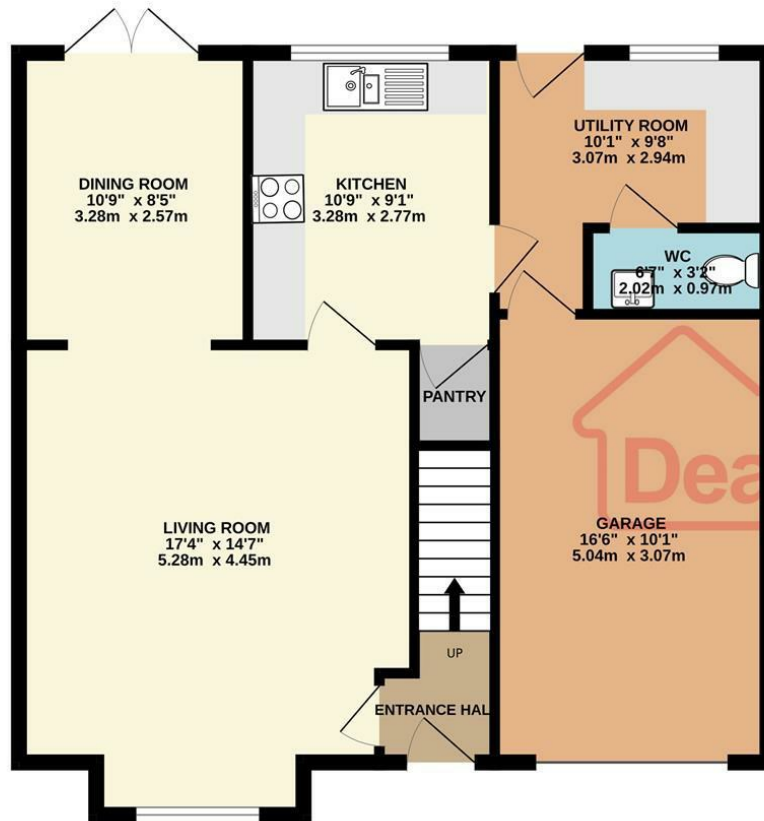




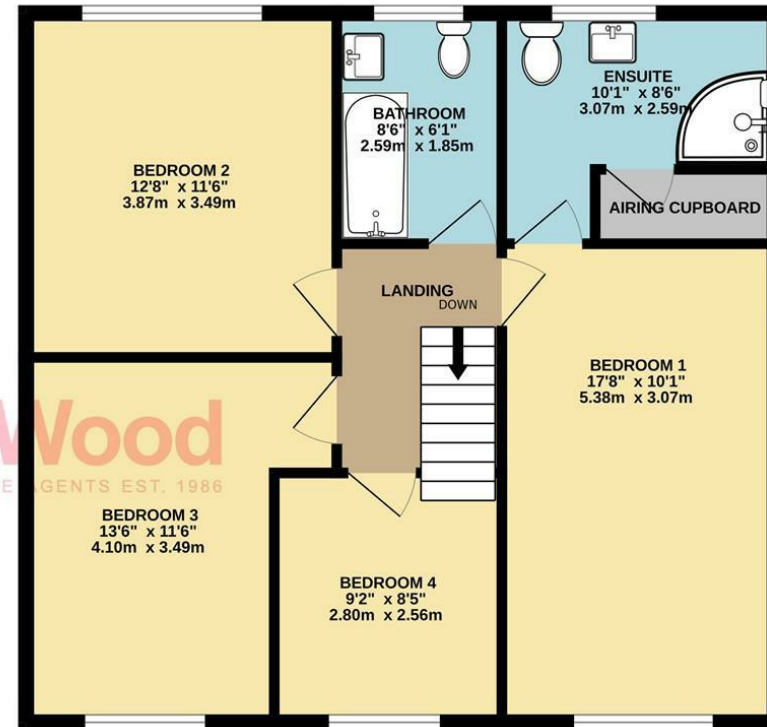




GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

Not to scale-for identification purposes only
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