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36 King Edward Park, Onchan, IM3 2AB
Asking Price £975,000

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A substantial detached modern family home built in 2014, offering an impressive 4,213 sq ft of living space spread across 3 levels. Positioned to capture sea views.



LOCATION

Travelling out of Douglas along the promenade towards Onchan Head turning left over the tram lines at Port Jack on to Royal Terrace. Continue ahead turning right onto Harbour Road and the property can be found on the left hand side.

FEATURES

Build & Efficiency: Constructed using a Kingspan manufactured and assembled by King Span, paired with an air source heat pump, EV charger, and high thermal specifications.

Connectivity: Fibre broadband, integrated Starlink system, and CAT 5 cabling routed to all rooms. Full fire system and with safe and sound doors.

Parking & Access: Substantial parking for 8 vehicles, benefiting from dual access from 2 roads.

Outdoor Living: South-west facing lawned garden, large patio area with impressive sea views taking in the morning sun, raised walkway balcony area, courtyard, and an external under stairs storage area.

GROUND FLOOR

Family / Guest Suite: A large family room comprising a lounge/bedroom area with its own kitchen and bathroom.

Games Room: Generous recreational space featuring a cloakroom toilet room and storage. Large double garage with additional laundry area and plant room.

PORCH

4' 11" x 10' 6" (1.5m x 3.2m)

ANNEX

LIVING ROOM

16' 9" x 12' 10" (5.1m x 3.9m)

BEDROOM

12' 2" x 12' 10" (3.7m x 3.9m)

KITCHENETTE

10' 2" x 6' 7" (3.1m x 2.0m)

DINING AREA

12' 6" x 6' 7" (3.8m x 2.0m)

BATHROOM

4' 11" x 5' 7" (1.5m x 1.7m)

TRIPLE GARAGE

23' 0" x 18' 1" (7.0m x 5.5m)

ACCOMMODATION - FIRST FLOOR

Open-Plan Lounge, Kitchen & Diner: Featuring a high specification German kitchen, a log burner, and large patio doors leading onto the large patio area.

Second Lounge: A versatile secondary reception room.

Entrance Hall: Large entrance hall leading out to a raised walkway balcony area.

Home Office & Utility: Office room, a utility room with backdoor leading out to the courtyard area, and a cloakroom toilet.

Views: Enjoy panoramic sea views from multiple rooms on this level.

SERVICE ROOM

6' 3" x 6' 3" (1.9m x 1.9m)

SEPARATE WC

5' 11" x 9' 10" (1.8m x 3.0m)

BILLIARD ROOM

16' 9" x 17' 1" (5.1m x 5.2m)

LIVING ROOM

20' 8" x 14' 5" (6.3m x 4.4m)

DINING AREA

8' 6" x 14' 5" (2.6m x 4.4m)

KITCHEN

13' 5" x 13' 1" (4.1m x 4.0m)

STUDY

9' 2" x 8' 6" (2.8m x 2.6m)

SEPARATE WC

5' 7" x 4' 7" (1.7m x 1.4m)

UTILITY

8' 10" x 7' 10" (2.7m x 2.4m)

FAMILY ROOM

23' 0" x 13' 1" (7.0m x 4.0m)

OFFICE AREA

9' 6" x 10' 6" (2.9m x 3.2m)

BALCONY

5' 7" x 40' 0" (1.7m x 12.2m)

SECOND FLOOR

Five Double Bedrooms: Every double bedroom on this floor features:

Sea views from all rooms.

En-suite facilities.

Built-in wardrobes.

Private balconies attached to two of the bedrooms.

BEDROOM

23' 4" x 14' 9" (7.1m x 4.5m) max

WALK IN CLOSET

4' 7" x 9' 2" (1.4m x 2.8m)

ENSUITE

5' 11" x 8' 10" (1.8m x 2.7m)

BALCONY

4' 3" x 14' 5" (1.3m x 4.4m)

BEDROOM

16' 1" x 10' 2" (4.9m x 3.1m)

ENSUITE

5' 11" x 5' 7" (1.8m x 1.7m)

BEDROOM

16' 5" x 11' 2" (5.0m x 3.4m)

ENSUITE

5' 7" x 5' 11" (1.7m x 1.8m)

BEDROOM

16' 5" x 18' 1" (5.0m x 5.5m)

ENSUITE

5' 7" x 7' 10" (1.7m x 2.4m)

BEDROOM

10' 2" x 13' 9" (3.1m x 4.2m)

ENSUITE

5' 3" x 6' 3" (1.6m x 1.9m)

BALCONY

5' 7" x 9' 10" (1.7m x 3.0m)

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

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