



44 Ballakermeen Drive, Douglas, Isle Of Man, IM1 4HS
Asking Price £395,000

- Beautifully modernised and extended semi-detached family home
- Contemporary dining kitchen open to superb family room
- Sought-after Douglas location close to schools and amenities
- Three bedrooms and newly fitted modern bathroom
- Stylish lounge with striking floor to ceiling window
- Private rear garden, decking and parking for vehicles



44 Ballakermeen Drive, Douglas is a beautifully modernised and extended semi-detached home, close to local amenities, schools and Douglas town centre. Presented in immaculate condition throughout, this superb property offers stylish and versatile accommodation, ideal for families, professional couples or purchasers seeking a home ready to move straight into with no onward chain.

The accommodation begins with an entrance vestibule with staircase rising to the first floor and access through to the lounge. This bright and attractive reception room features a striking floor to ceiling window which floods the space with natural light, creating a warm atmosphere. From here, a door leads through to the impressive dining kitchen, which has been newly fitted with a contemporary range of wall and base units complemented by tiled splashbacks and a breakfast bar.

The kitchen flows seamlessly into the outstanding new family room extension, undoubtedly the heart of the home. Designed with modern living in mind, this exceptional space enjoys a vaulted ceiling with Velux roof window, allowing further natural light to pour in, while the floor to ceiling bi-folding doors open directly onto the rear decking area. Perfect for entertaining, relaxing or everyday family life, this room creates an effortless connection between indoor and outdoor living.

To the first floor there are three well-proportioned bedrooms, two doubles and a third single room currently arranged as a charming nursery, offering flexibility as a child's bedroom, dressing room or home office. The accommodation is completed by a newly fitted modern family bathroom finished to a high standard.

Externally, the property benefits from easy to maintain gardens to both front and rear. To the side there is off-road parking beneath a recently added carport, providing space for two to three vehicles. The rear garden is private and enjoys a raised decking area which acts as a sun trap, together with a lawned section and shed



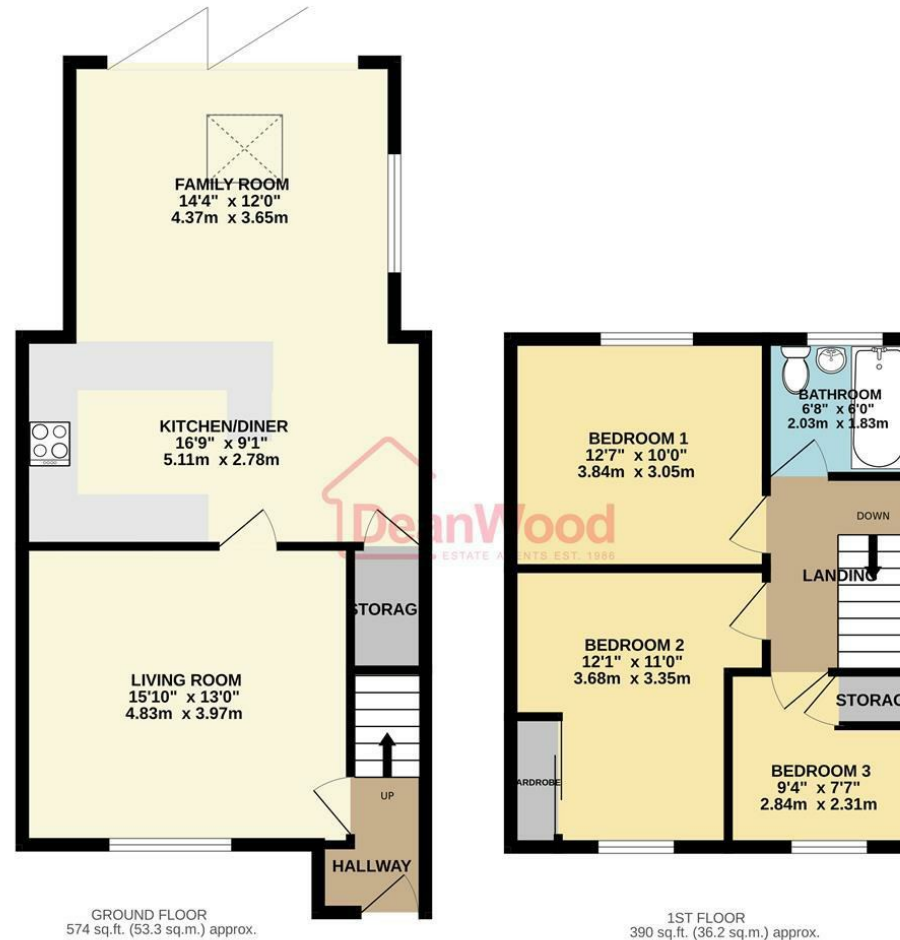












TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.
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