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1 Eleanora Gardens, Douglas, IM2 3NR
Asking Price £550,000

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A rare opportunity to acquire an attractive true bungalow, quietly nestled within a leafy and highly sought-after upper Douglas location. The property is situated within a private enclave of just six properties and is beautifully presented throughout, offering contemporary styling, quality fixtures and fittings, and deceptively spacious accommodation. The property is conveniently positioned for Douglas town centre and the business and shopping districts, all within easy walking distance or a short drive. The property is approached via electronically operated gates leading to a private brick-paved driveway, shared with the neighbouring property. To the front are two small lawned areas, while the rear garden provides an excellent outdoor entertaining space, featuring a large raised decking area and generous lawn. Privacy is afforded by mature hedge boundaries, with wired outdoor lighting running around the perimeter, creating an ideal setting for evening entertaining. Internally, the well-appointed accommodation comprises a welcoming entrance hall leading to an impressive and spacious living room, which features a square opening through to the dining room. Sliding doors from the dining room lead into a conservatory, which in turn opens directly onto the south-facing rear garden, providing a wonderful space for alfresco dining and entertaining. The modern kitchen benefits from a breakfast bar and ample storage. There are four bedrooms, including a principal bedroom with a modern en-suite shower room. One of the bedrooms is currently utilised as a study, providing flexibility for those working from home. A modern family bathroom and separate utility room complete the accommodation. This is a truly rare opportunity to acquire a beautifully presented, contemporary and low-maintenance home in one of Upper Douglas's most desirable residential locations. An internal inspection is considered essential to fully appreciate the space, presentation, privacy and excellent lifestyle this exceptional bungalow has to offer.



LOCATION

Leaving Quarterbridge roundabout travelling towards St Ninians take the second turning on the right into Selbourne Drive. Turn left onto Eleanora Drive and Eleanora Gardens is next on the right.

ENTRANCE

HALLWAY

BEDROOM

9' 10" x 14' 1" (3.0m x 4.3m)

ENSUITE SHOWER ROOM

8' 6" x 4' 3" (2.6m x 1.3m)

FAMILY BATHROOM

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

BEDROOM

9' 10" x 11' 2" (3.0m x 3.4m)

BEDROOM

7' 7" x 11' 2" (2.3m x 3.4m)

LIVING ROOM

11' 6" x 22' 0" (3.5m x 6.7m)

DINING ROOM

8' 6" x 11' 2" (2.6m x 3.4m)

CONSERVATORY

9' 10" x 8' 10" (3.0m x 2.7m)

KITCHEN AREA

9' 10" x 11' 6" (3.0m x 3.5m)

BREAKFAST AREA

9' 10" x 7' 3" (3.0m x 2.2m)

UTILITY

9' 10" x 7' 3" (3.0m x 2.2m)

BEDROOM/OFFICE

9' 10" x 10' 2" (3.0m x 3.1m)

DETACHED GARAGE

20' 8" x 10' 10" (6.3m x 3.3m)

OUTSIDE

Accessed via gates to private brick paved driveway, which is shared with the neighbour. Two small lawned areas to front of property. Access to either side of property with paved paths. Oil tank. To the rear is a large entertaining raised decking area. Large lawn with privacy screening from hedge boundary. Wired string outdoor lighting loops around the perimeter.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

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

POSSESSION

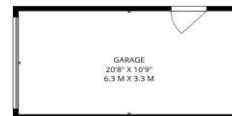
Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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Total: 1300 sq. Ft, 121 m2
 1st Floor: 1300 sq. Ft, 121 m2
 Excluded Areas: Garage: 222 sq. Ft, 21 M2, Utility: 70 sq. Ft, 7 M2, Walls: 128 sq. Ft, 11 m2

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

Since 1854

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