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16 Ashlar Drive, Union Mills, IM4 4LL
Asking Price £640,000

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This attractive detached family home enjoys a lovely countryside aspect to the rear and is situated in a popular and peaceful residential location, within easy reach of local shops, schools, bus routes and Douglas town centre. The property provides spacious and versatile accommodation, ideal for a growing family. The welcoming entrance hallway leads to a spacious L-shaped living and dining room, providing ample space for both relaxing and entertaining, along with a large conservatory. There is a separate kitchen, together with a useful utility room, snug and cloakroom (WC) on the lower ground floor. The first floor offers three double bedrooms, including a principal bedroom with a modern en-suite bathroom, alongside a contemporary family bathroom. Externally, the property benefits from a driveway providing off-road parking and access to an integral double garage. The well maintained gardens are mainly laid to lawn, with a large tiered paved patio to the rear providing an ideal space for outdoor entertaining while enjoying the delightful countryside views. Viewing is highly recommended to appreciate the space, versatility and setting this property has to offer.



LOCATION

Leaving Douglas via Quarterbridge travel west along Peel Road and past Braddan Church. Ashlar Drive is the first turning on the left and the property can be found a short distance on the right hand side.

PORCH

11' 2" x 4' 3" (3.4m x 1.3m)

ENTRANCE HALLWAY

10' 10" x 13' 1" (3.3m x 4.0m) Max

SNUG

8' 10" x 17' 5" (2.7m x 5.3m)

LIVING ROOM

16' 9" x 13' 1" (5.1m x 4.0m)

DINING AREA

13' 1" x 10' 6" (4.0m x 3.2m)

CONSERVATORY

25' 3" x 12' 6" (7.7m x 3.8m)

KITCHEN

14' 5" x 10' 2" (4.4m x 3.1m)

UTILITY

13' 5" x 7' 7" (4.1m x 2.3m)

SEPARATE WC

2' 11" x 7' 7" (0.9m x 2.3m)

FIRST FLOOR

BEDROOM

10' 2" x 6' 11" (3.1m x 2.1m)

BEDROOM

7' 3" x 10' 2" (2.2m x 3.1m)

BEDROOM

10' 2" x 13' 5" (3.1m x 4.1m)

BEDROOM

15' 1" x 9' 10" (4.6m x 3.0m)

ENSUITE

5' 11" x 7' 3" (1.8m x 2.2m)

BATHROOM

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

SINGLE GARAGE

7' 10" x 17' 5" (2.4m x 5.3m)

OUTSIDE

Tarmac driveway with parking for several vehicles. Lawned area with mature planting to borders and with hedge for privacy. Large paved patio to rear. Hedges to boundaries and large lawn. Greenhouse. Small private paved patio area.

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.

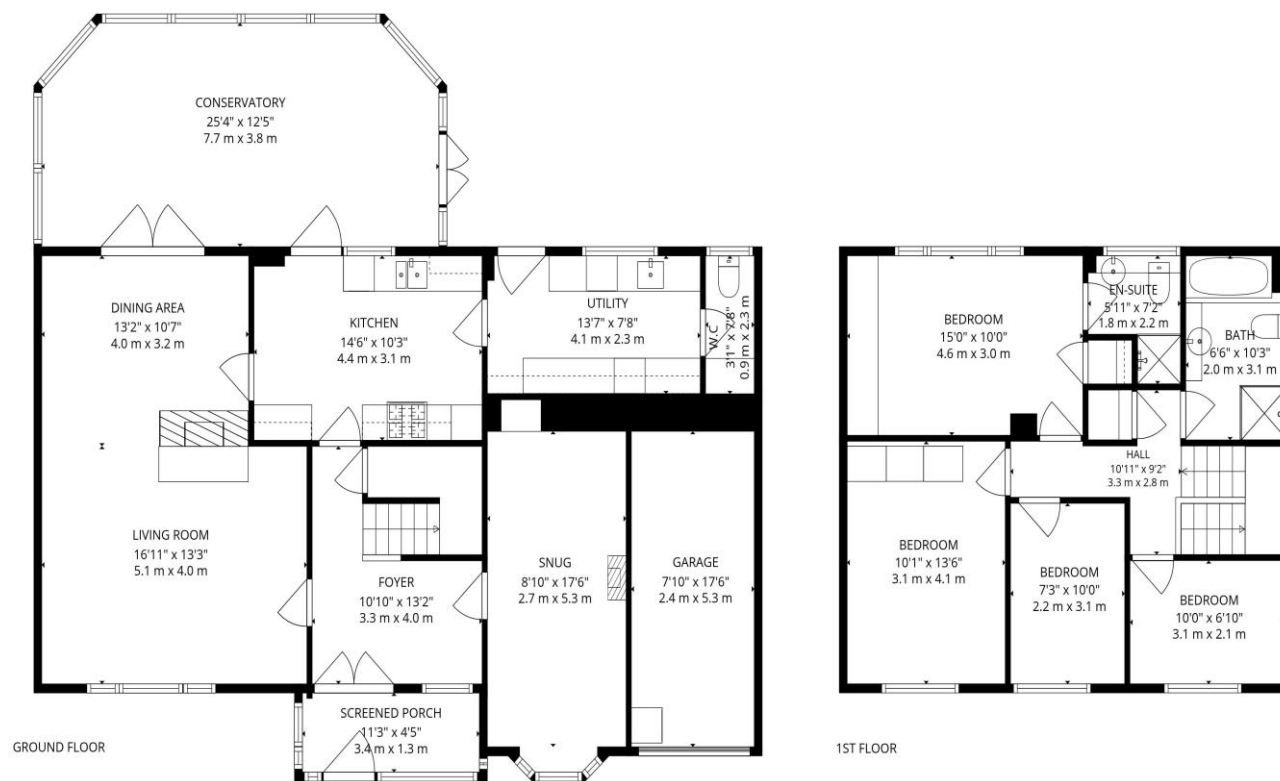
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Total: 1839 sq. Ft, 171 m²

Ground Floor: 1172 sq. Ft, 109 M², 1st Floor: 667 sq. Ft, 62 m²

Excluded Areas: Screened Porch: 50 sq. Ft, 5 M², Garage: 151 sq. Ft, 14 M², Utility: 104 sq. Ft, 10 M²,

Bay Window: 7 sq. Ft, 1 M², Walls: 167 sq. Ft, 14 m²



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

Since 1854

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