



## 5 Harcroft Road Saddlestone, Douglas, IM2 1PN

Outstanding family home in this most popular and convenient residential location. The property has been imaginatively extended and is presented in first class order throughout. The accommodation briefly comprises spacious Entrance Hall with W.C. and Cloakroom off, Lounge, Dining Room, Study, quality fitted Kitchen with open plan through to Breakfast Room, Garden Room/Snug and Utility Room off the Kitchen. On the first floor are the Master Bedroom with En Suite Bathroom and walk-in wardrobe/Dressing Room, 3 further Bedrooms and a Family Shower Room. There is a separately accessed Annexe with Wash Room off which would make perfect Guest Accommodation or Teenagers Den etc. Oil fired central heating and uPVC double glazing. Easily managed well kept gardens to the front and rear plus block paved driveway leading to a double Garage. Viewing most highly recommended.

### Reduced to £499,950

51 Victoria Street, Douglas IM1 2LD  
Tel: 01624 645555 Fax: 01624 645556  
[www.blackgracecowley.com](http://www.blackgracecowley.com)

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## Directions

Leave Douglas centre via Peel Road and turn left at Quarterbridge roundabout onto the Castletown Road. Opposite Mylchreest Garage turn right into Saddle Road and then take the first left into Ballaughton Manor Hill and follow the road directly round to the left which leads into Harcroft Road. The property is then on the left hand side clearly identified by our "For Sale" board.

## Covered Entrance

### Hall

Wood and glass panelled entrance door. Stairs leading to the first floor. Walk-in Cloakroom. Wooden flooring. Egg and dart coved ceiling.

### W.C.

Fully tiled to compliment a white suite comprising wash hand basin and toilet. Tiled floor. Mirrored medicine cabinet. Coved ceiling.

### Lounge

**Approx 17'0 x 14'10 (Approx 5.18m x 4.52m)**

Open plan marble fireplace with polished stone surround. Fitted storage cupboards and bookcases. Wooden flooring. Egg and dart coved ceiling. Hi-fi speakers. Double doors through to:



### Dining Room

**Approx 14'10 x 10'0 (Approx 4.52m x 3.05m)**

Wooden flooring. Egg and dart coved ceiling with speakers. Door to the rear garden.



### Study

**Approx 14'3 x 9'7 (Approx 4.34m x 2.92m)**

Wooden flooring. Coved ceiling.

### Kitchen

**Approx 12'0 x 9'6 (Approx 3.66m x 2.90m)**

Well fitted with a comprehensive range of quality wood fronted base, wall, drawer and storage units. Contrasting granite work tops and surround. Integral one and a half bowl single drainer sink unit. Zanussi electric double cooker with ceramic hob. Integrated fridge freezer and dishwasher. Coved ceiling. Open plan through to:



### Breakfast Room

**Approx 16'3 x 9'4 (Approx 4.95m x 2.84m)**

Wide full height semi circular bay window overlooking the rear garden. Feature ceiling and lighting. Door to the rear garden.



## Garden Room/Snug

Approx 13'0 x 10'8 (Approx 3.96m x 3.25m)

Large picture window overlooking the rear garden. Door to the rear garden. Egg and dart coved ceiling with speakers. Wooden flooring. Contemporary wall mounted electric fire.



## Utility

Approx 7'9 x 7'8 (Approx 2.36m x 2.34m)

Fitted medium oak base and wall units. Work surface. Single drainer stainless steel sink unit. Tiling behind. Plumbing for automatic washing machine. Vent for dryer. Doors to the garage and rear garden. Stairs leading to the Annexe/Bedroom 5.

## First Floor

### Landing

Wooden flooring. Built-in storage cupboard and bookcase. Egg and dart coved ceiling.

### Master Bedroom

Approx 14'9 x 10'9 (Approx 4.50m x 3.28m)

Wooden flooring. Coved ceiling. Walk-in wardrobe/ Dressing Room off approximately 9'0 x 5'5.



## En Suite Bathroom

Approx 8'6 x 5'8 (Approx 2.59m x 1.73m)

Fully tiled to compliment a white suite comprising a Teuco spa bath incorporating shower and sauna, twin wash hand basins and toilet. Mirrored medicine cabinet. Towel rail. Radiator. Tiled floor. Coved ceiling.



## Bedroom 2

Approx 14'9 x 8'2 (Approx 4.50m x 2.49m)

Wooden flooring. Coved ceiling.





### Bedroom 3

Approx 13'3 x 10'3 (Approx 4.04m x 3.12m)

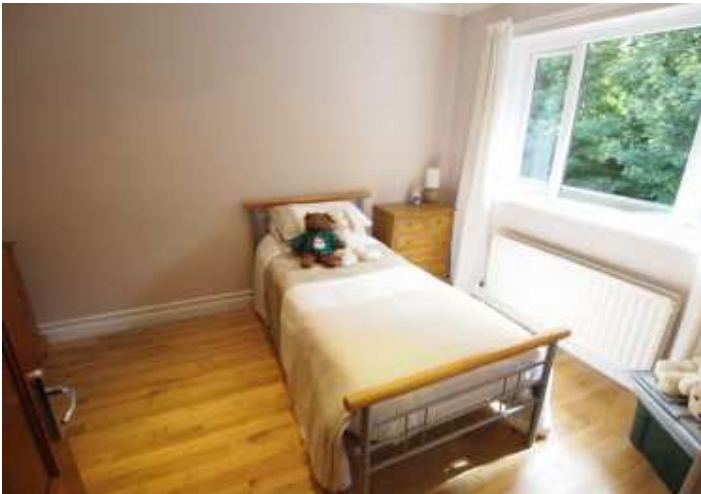
Fitted wardrobes with matching drawer unit and bedside cabinets. Wooden flooring. Coved ceiling.



### Bedroom 4

Approx 12'5 x 9'1 (Approx 3.78m x 2.77m)

Ladder access to a part boarded loft with power and light. Wooden flooring. Coved ceiling.



### Family Shower Room

Approx 7'3 x 5'6 (Approx 2.21m x 1.68m)

Fully tiled to compliment a white suite comprising Shower cubicle with plumbed in shower, vanity wash hand basin with storage cupboards below and toilet. Towel rail/radiator. Tiled floor. Coved ceiling.



### Annexe/Bedroom 5

#### Landing

Built-in cupboard.

#### Annexe

Approx 23'0 x 13'4 (Approx 7.01m x 4.06m)

Room ideal for use as guest accommodation/teenagers den etc. Kitchen area with units, worktop, sink unit and integrated fridge. Wooden flooring. Two Velux roof windows.



#### Wash Room/WC

Fully tiled to compliment a white suite comprising wash hand basin and toilet. Tiled floor. Eaves access.

#### Outside

Lawned from garden with mature trees and privet hedge. Block paved driveway and paths. Private well screened lawned rear garden with patio and shed.



## Garage

Approx 18'5 x 18'0 (Approx 5.61m x 5.49m)

Integral double garage with remote controlled up and over door. Power and light installed. Cupboard off and boiler/store room behind measuring 9'8 x 5'10.

## Services

Mains water, electricity and drainage. Oil fired central heating.

## Tenure

The Tenure is Freehold.

## Possession

Vacant possession on completion of purchase.

## Viewings

Viewing is strictly by appointment through Black Grace Cowley.





1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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