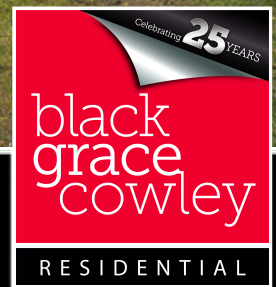




ASKING PRICE

£1,695,000



THE DETAILS



The Blossoms, Hillberry Green
Douglas
£1,695,000

call in today or visit www.blackgracecowley.com for more details

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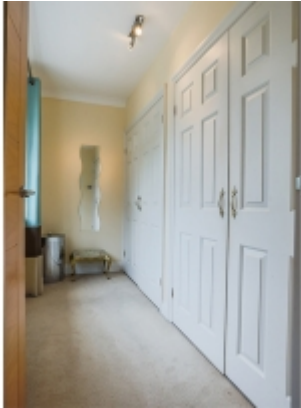
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THE DESCRIPTION

- Stunning, detached and extended spacious family home
- Situated in an exclusive, private, residential development
- Within walking distance of Summerhill Glen and local amenities
- 4 generous reception rooms, family dining kitchen
- Ground floor bedroom, en suite, bathroom, W.C
- First floor lounge with balcony
- Expansive master bedroom suite with lounge, en suite and dressing room
- Two further bedrooms and family bathroom
- Electric gated entry, private lawned gardens and south facing patios
- Double garage, generous paved 'in and out' driveway
- Viewing highly recommended

THE PROPERTY

DIRECTIONS

The property is approached via Glencrutchery Road, pass the Grandstand and at the roundabout is the entrance to the private Hillberry Green development. Continue along the tree lined driveway to the top and continue along to where 'The Blossoms' can be found on the right hand side.

COVERED ENTRANCE

uPVC glazed double doors with decorative lead finishings leading to:

RECEPTION HALL (APPROX 16'7 X 19'8)

Gloss finished marble tiled flooring with underfloor heating. Coved ceiling with recessed spotlights. Storage cupboard housing Megaflo hot water cylinder, underfloor heating/central heating manifolds and distribution boards. Stairs leading to the first floor.

DINING ROOM (APPROX 18'6 X 26'0)

Continuation of the marble flooring. Recessed spotlights. Triple Velux rooflights with sliding double doors out onto a private rear patio. Under stairs storage cupboard.



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BATHROOM (APPROX 16'4 X 6'3)

Featuring a large circular jacuzzi bath with tiled surrounds, circular glazed sink with chrome mixer tap and pedestal W.C. Metallic tiled effect floor covering. Twin heated chrome towel rails. Glass shelf and wall mounted over-lit mirror. Fully tiled walls, coved ceiling and recessed spotlights. Venetian style blind.

CLOAKROOM (APPROX 6'10 X 5'11)

Continuation of the marble floor covering. Coved ceiling with tracked spotlights. Hanging space and shoe racks.

BEDROOM (APPROX 17'1 X 22'0)

Large ground floor double bedroom with feature bay window. Fitted vertical blinds. Coved ceiling with tracked spotlights. Television and power sockets.

EN SUITE WET ROOM (APPROX 9'7 X 6'8)

Featuring a walk in double shower with rain forest head and separate attachment and glazed shower screen, free standing roll top bath with mixer tap over and separate attachment with glazed shower screen and free standing roll top bath with mixer tap over and separate attachment. Wall mounted vanity sink unit and pedestal W.C. Over lit Vitra mirrored vanity unit and chrome heated towel rail. Tied walls with contrasting mosaic tiled floor covering. Coved ceiling and recesses spotlights. Extractor fan.

LOUNGE (APPROX 20'4 X 19'8)

Superb family lounge with decorative coved ceiling featuring four glazed chandelier light fittings and wall lights. Feature bay window. Television and power sockets. Raised electric coal effect fireplace. Wired for surround sound. Archway through to:

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SUN ROOM (APPROX 17'3 X 11'4)

Triple aspect sun room benefits from large sliding glazed uPVC doors onto a second sheltered private patio (also accessible off the kitchen). Decorative coved ceiling and ceiling rose with central glazed chandelier style light fitting. Television, power and light sockets.

KITCHEN (APPROX 25'1 X 20'10)

) Featuring a range of contemporary base, wall and drawer units finished in gloss white with contrasting black granite stone work surfaces and up stands with decorative tiled splashbacks. 1/2 bowl stainless steel under mounted sink with chrome mixer tap over. Fully fitted with integral appliances to include AEG double oven with grill dishwasher, coffee machine, combination microwave oven and NEFF 4-ring induction hob with chrome and glass extractor over. Space for a large American style fridge freezer. Central island with metallic base and drawer units twin oven, hob and granite stone work top and additional storage space. Recessed spotlights. Karndean wood effect floor covering with underfloor heating. Large sliding double glazed doors out onto the second south facing rear patio with raised lawned seating area. Linking through to the dining hall and games room. Spiral staircase leading to the entertainment room.

GAMES ROOM (APPROX 32'0 X 15'0)

Karndean wood effect strip floor covering. Sliding doors out onto the patio. Recessed spotlights and wired for surround sound. Vertical blinds to the windows. Wall mounted television and cinema room sound system. Coms and control cupboard. Side door out onto the rear driveway and garage to the side of the house.

FIRST FLOOR

GALLERIED LANDING

Fantastic galleried landing with centre piece glass light fitting and wall lights. Decorative coved ceiling and recessed spotlights.

MASTER BEDROOM SUITE

Comprising stunning master bedroom suite comprising lounge and dressing area, additional dressing room and en suite bathroom.



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LOUNGE/DRESSING AREA (APPROX 20'3 X 16'5)

Dual aspect room with decorative coved ceiling and matching decorative glazed light fittings. Power, telephone and television sockets.

WALK- IN WARDROBE

Featuring two wardrobes with double doors providing useful hanging space.

EN SUITE BATHROOM (APPROX 10'3 X 9'10)

Fitted with a contemporary bathroom suite featuring a sunken jacuzzi bath, walk-in double shower with rain forest head and separate attachment, twin vanity sink unit and pedestal W.C. Wall mounted over-lit mirror. Chrome heated towel rail. Fully tiled walls and tiled effect floor covering. Coved ceiling and recessed spotlights. Extractor fan.

MASTER BEDROOM SUITE (APPROX 33'5 X 14'10)

Simply stunning dual aspect master bedroom with additional Velux roof lights with duette style blinds. Sliding doors leading to Juliette style balcony. Television, power and telephone sockets. Fitted vertical blinds to the windows. Wired for surround sound. Wall lights with matching glass chandelier style light fittings.

FAMILY BATHROOM (APPROX 12'5 X 6'5)

Fitted with a contemporary white bathroom suite comprising roll top corner bath. Walk in double shower with curve glazed shower room and plumbed in shower, over sized vanity sink unit and pedestal W.C. Wall mounted fitted over-lit mirror. Recessed spotlights. Coved ceiling. Extractor fan. Heated rowel rail.

BEDROOM (APPROX 30'5 X 6'5)

Dual aspect elongated L-shaped double bedroom extends to nearly 10ft at its widest point providing ample space for a good sized double bed. Television and power sockets. Coved ceiling with tracked spotlights and wall lights. Fitted rolled blinds to windows. Walk-in wardrobe with shelving and hanging space.

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BEDROOM SUITE

Large double bedroom with additional lounge/dressing area.

LOUNGE/DRESSING AREA (APPROX 16'0 X 9'11)

Coved ceiling with tacked three spot lights. Twin built in wardrobes.

BEDROOM 3 (APPROX 16'5 X 11'3)

Large dual aspect double bedroom with fitted vertical blinds to the windows. Coved ceiling with tracked three spot light fittings. Loft access hatch.

ENTERTAINMENT ROOM (APPROX 25'1 X 20'3)

Large entertainment room/second lounge with vaulted ceiling, benefitting from four large Velux roof lights with fitted blinds accessible via a spiral staircase from the kitchen. Custom built pine corner bar with glazed insets and 'Three Legs of Man' etching. Television and power points. Large uPVC sliding double doors out onto a stunning raised decked patio area with stainless steel and glass balustrade, south facing overlooking the enclosed private rear garden. Karndean wood effect stripped flooring. Large feature multi-fuel stove with marble hearth. Wall lights. Wired for surround sound. Contemporary glass, centrally positioned light fitting.

OUTSIDE

Accessible via electric wrought iron gates. In and out block paved driveway and peripheral decorative Manx stone walls. The front garden is mainly laid to lawn with a third paton area centrally positioned. Additional seating area to the side. Privacy fencing, mature shrubs and trees to the boundaries.

DETACHED DOUBLE GARAGE (APPROX 20'7 X 19'1)

Electric up and over door. Light and power. Consumer unit.

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SERVICES

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

TENURE

Tenure is Freehold

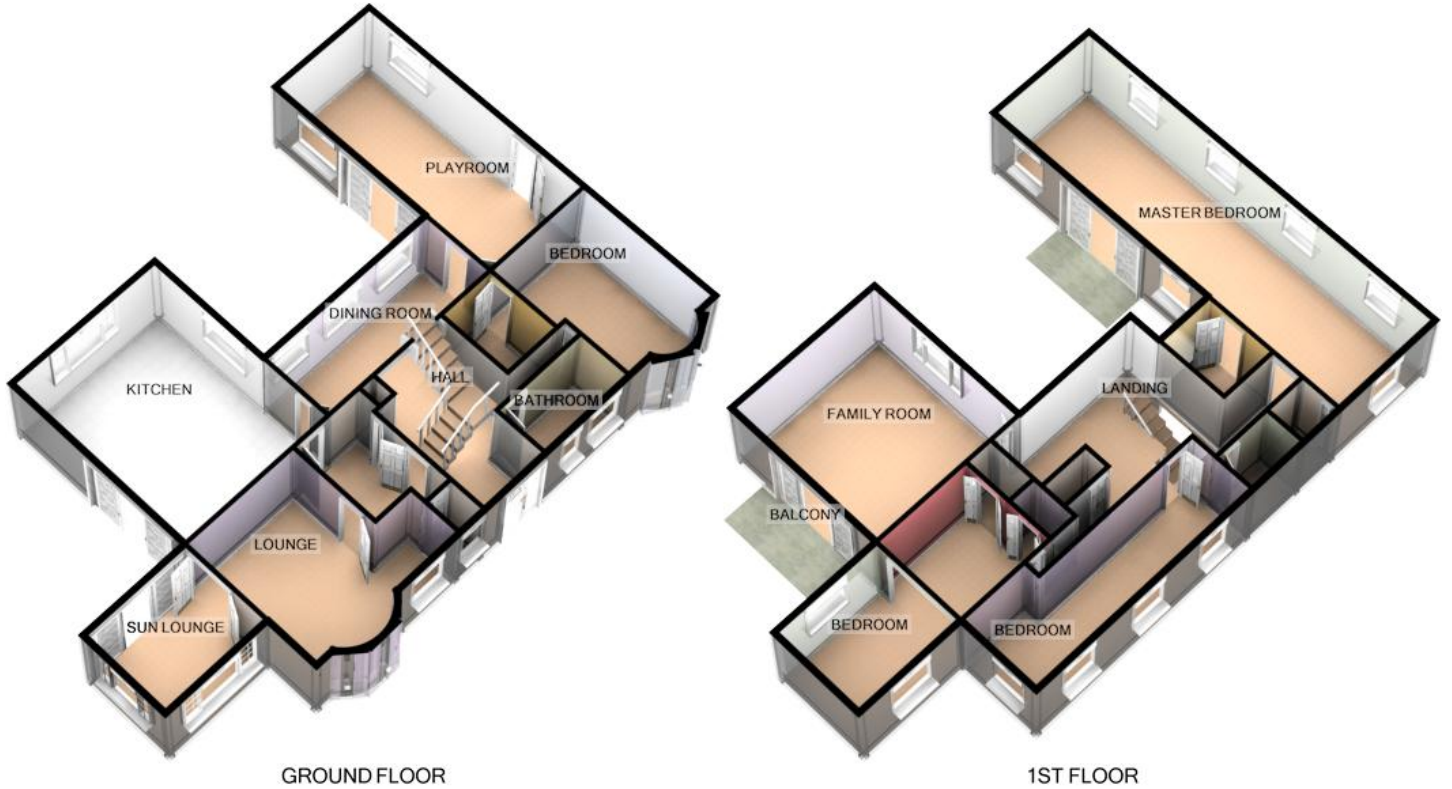
POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

By appointment through the agent Black Grace Cowley.

FLOORPLAN



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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