



# 38 Vicarage Park

DOUGLAS

- Imposing double fronted executive Tudor style home
- Within a private position in Vicarage Park
- Large Entrance Hall, walk in cloaks cupboard
- Galleried Landing with feature centre staircase
- Triple aspect Lounge, Dining Room, Study, W.C.
- Kitchen Diner, Utility Room
- 4 large double Bedrooms and 4 En Suite Bathrooms
- Separate 1 Bedroom (if required) self contained Annex
- Internal access to large double Garage
- Block paved parking for several vehicles
- Private and secluded gardens
- Oil fired central heating and uPVC double glazed throughout
- In need of some modernisation





# 38 Vicarage Park

Black Grace Cowley are delighted to be able to offer this stunning double fronted detached house in Vicarage Park. This modern home designed as a Tudor style property sits back from Vicarage Park with a private driveway and surrounding gardens, the driveway is block paved and large enough for several vehicles. Upon entering the property there is an open Vestibule Porch leading to the front door taking you into the Entrance Porch and then through double doors into the large Entrance Hall with centre staircase leading up to the Galleried First Floor Landing.

From the Entrance Hall there are double doors into a large Lounge with an Inglenook log burner, dual aspect uPVC double glazed windows and a set of double glazed doors giving access out to the rear garden. Also off the Entrance Hall is access into a formal Dining Room, downstairs W.C. and walk in Cloaks Cupboard. In addition to the Lounge is a Study/Snug which is situated to the front of the house. Door to a large Kitchen Diner which has dual access windows and a set of double glazed doors leading out to the rear garden. The Kitchen itself has a range of base, wall and drawer units, a large island and tiled floor. From the kitchen is access into the Utility Room which again has a range of base and wall units, tiled floor and a double glazed door leading out to the driveway. Also off the Kitchen Diner is a door to the large double Garage with electric door to the front that also houses the oil fired central heating boiler, to the rear of the Garage there is an internal door that takes you into the Annex.







Taking the stairs up to the first floor there is a large Galleried Landing with a large built in airing cupboard and ornate feature ceiling with chandelier light fitting. Leading off the Galleried Landing there are 4 double Bedrooms all of which have two sets of double fitted wardrobes, the larger of the two Bedrooms are situated to the front, the rear two Bedrooms both have direct access out onto private sun terraces. All four Bedrooms have En Suites, two of which are En Suite Bathrooms, the other two have walk in shower cubicles.



In addition to the main residence you have a separate Annex which can be accessed externally as well as having its own internal access via a double glazed door from the Entrance Hall. An inner Lobby takes you into the fitted Kitchen which has a door out to the property's driveway, off the inner Lobby there is also a ground floor Shower Room. Stairs up to a large open plan attic style Lounge Bedroom Area with dual aspect double glazed windows and three Velux windows giving plenty of natural light.













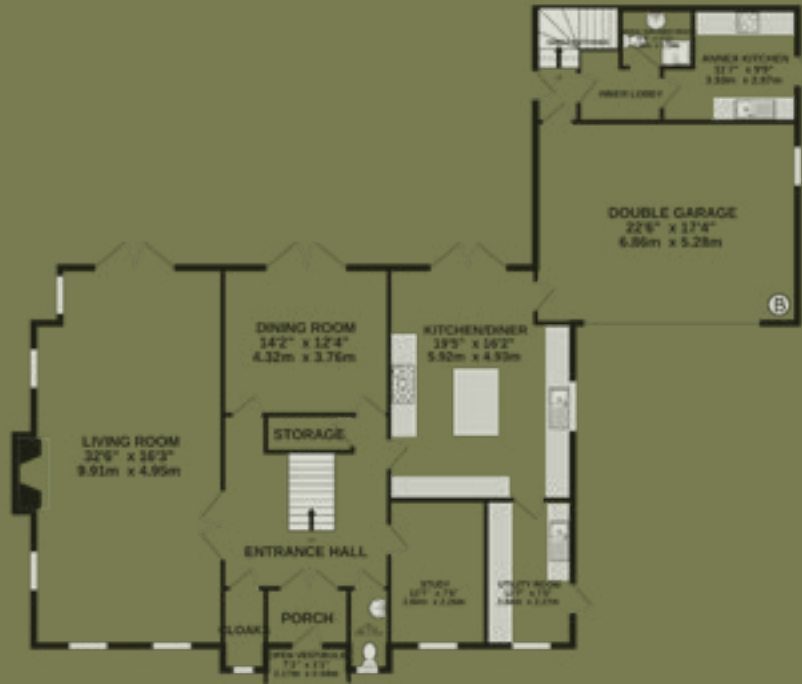


The front of the property is mainly laid to lawn with a mature tree lined frontage . To the rear is a private almost sunken garden mainly laid to lawn with a pond in one corner, Manx stone wall to the rear and side with large patio area accessed off the Lounge, Dining Room and Kitchen Diner. The patio extends to the back of the Annex and continues onto the driveway.

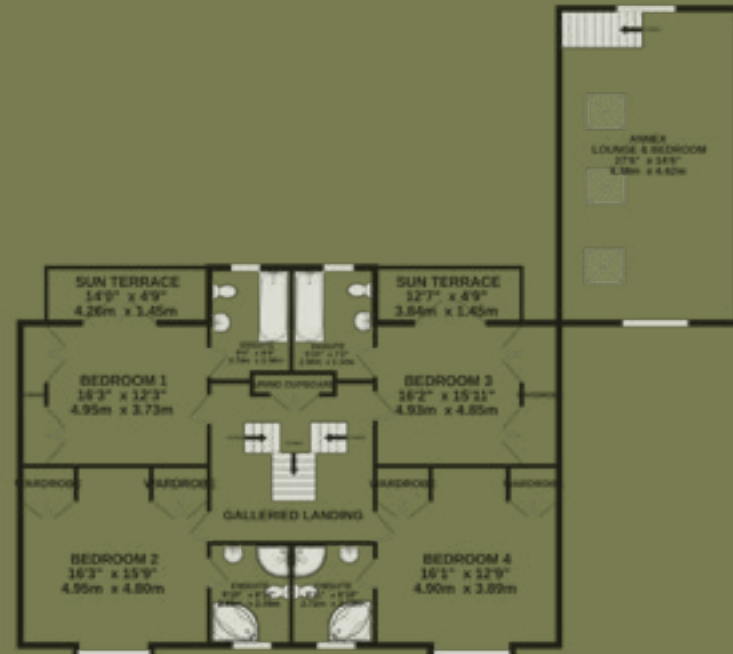
Overall, the property is a modern home, however it does require some cosmetic updating, located within Vicarage Park just a short distance from all local amenities it will make for an exceptional family home.



GROUND FLOOR  
2099 sq.ft. (195.0 sq.m.) approx.



1ST FLOOR  
1781 sq.ft. (165.4 sq.m.) approx.



TOTAL FLOOR AREA : 3879 sq.ft. (360.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWING

Viewing is strictly by appointment only through the Agent.

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