



# 48 DERBY SQUARE

DOUGLAS



# 48 Derby Square

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- Classical, superbly modernised Georgian town house on Derby Square
- Professionally renovated, thoughtfully designed and beautifully finished to include a fabulous open plan Living/Dining Space
- Stunning first floor Lounge with restored cast iron balconies overlooking the Square, and a generous Master Bedroom Suite
- 3 further Bedrooms, 2 with En-Suite Bathrooms, large Family Bathroom, 'shaker style' Kitchen, Utility and integral Garage
- Fabulous top floor Bedroom suite with private roof terrace overlooking Derby Square and its gardens
- Outdoor west-facing decked entertainment terrace accessible via French doors from landing
- Many original features have been retained, complemented by contemporary fixtures and fittings and 'Smart-Home' CAT-5 cabling throughout
- Sought after leafy location within a short walk of Douglas promenade, the Villa Marina, restaurants and town centre
- Block Paved front courtyard, cast-iron period railings and gate
- Chain-free, viewing highly recommended

48 Derby Square is one of the finest examples of a classical, modernised period town house that has been brought to the market in recent times. Extending to four floors, this superb family home is situated on Derby Square, overlooking the central gardens and is just a short walk from the town centre, Douglas Promenade, local restaurants, and the Island's thriving business district.

Starting with its welcoming entrance hall, the accommodation includes a generous open-plan lounge / dining room, modern 'shaker' style kitchen with a range of base, wall and drawer units complimented by a contrasting timber worksurface, separate utility room and integral garage.













To the first floor, you'll find a beautifully finished generous lounge, guest bedroom, family bathroom and outdoor entertainment area. An additional three bedrooms, to include a superb master suite, and a quite stunning top floor suite with private balcony/roof terrace complete the space.

The house enjoys many original features to include high ceilings, decorative covings, cast-iron railings and balconies to the front elevation, all of which are complemented by modern fixtures and fittings including 'Smart-Home' CAT-5 cabling, media cabinet, Nest heating controls, security alarm system, reclaimed fireplaces, solid wood burners, Karndean flooring, solid wood doors, plantation shutters and electric garage door.

















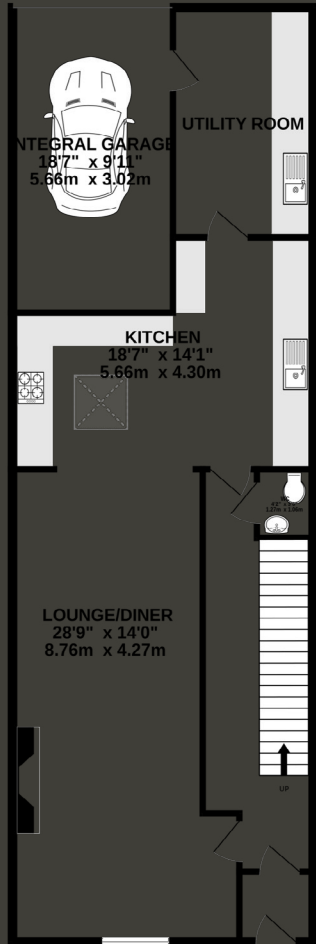




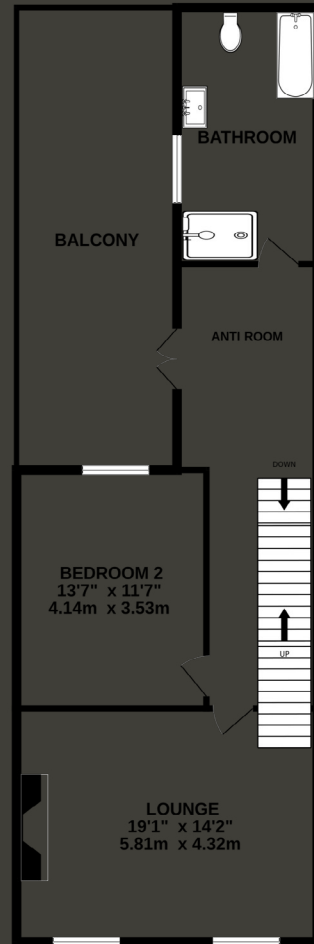


# BLACK GRACE COWLEY

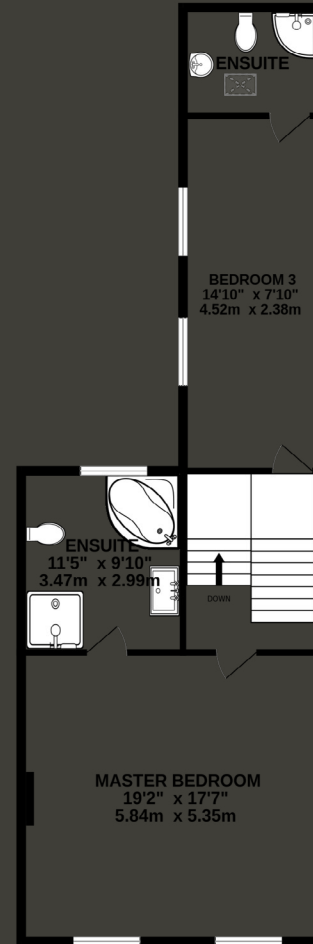
**GROUND FLOOR**  
1046 sq.ft. (97.2 sq.m.) approx.



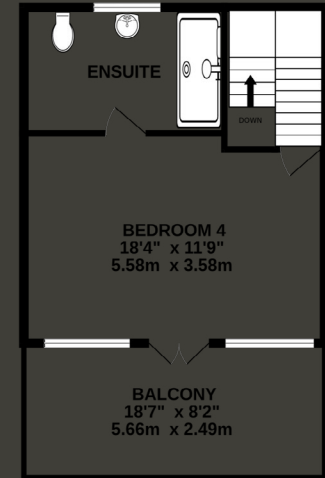
**1ST FLOOR**  
766 sq.ft. (71.2 sq.m.) approx.



**2ND FLOOR**  
771 sq.ft. (71.7 sq.m.) approx.



**3RD FLOOR**  
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 2963 sq.ft. (275.3 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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