

4 Manor Drive Douglas





4 Manor Drive

- Detached, double fronted executive home in a private position in Farmhill
- Finished to a contemporary modern standard throughout
- 5 double Bedrooms, 3 Reception Rooms, 3 Bathrooms
- Spacious Hallway and Landing, Integral Garage, W.C.
- Kitchen Diner, Snug, Utility Room
- Gardens to front and rear with excellent rural views and beyond to Snaefell
- uPVC double glazed throughout and Oil fired central heating
- Ample parking to the front for 5+ vehicles
- Lawned gardens to the front and rear with patio area
- No onward chain

Black Grace Cowley are delighted to offer this substantial detached, executive, double fronted home in Farmhill. Number 4 Manor Drive is situated down a small private lane with only 2 properties having access, it is gated with a large driveway to the front that can comfortably accommodate 5 vehicles. Fully fenced, lawned gardens with sunken patio area to one corner and paved footpath leading up to the imposing pillared Vestibule Entrance Porch giving access to the property via a modern composite door.

Upon entering the property is a spacious Entrance Hall with carpeted stairs up to the first floor. Off the Entrance Hall, is a large Living Room with triple aspect windows and a set of French patio doors giving access out to the rear garden, a feature free standing contemporary style log burner and wood effect floor. Also, off the hallway, is a downstairs W.C. There's an additional, Snug/Living Area, with a uPVC double glazed window looking onto the property's rear garden. In addition to those 2 Reception Rooms, there is a spacious Kitchen Diner, which stretches front to back of the property with dual aspect uPVC windows. The Kitchen is fitted with a range of contemporary style, high gloss wall and base units with laminate work tops, electric range oven and integrated appliances. Tile effect floor, ample room for dining table with an open archway into what could be used as a formal dining room, but currently used as a living area with a uPVC double glazed window, a continuation of the tile effect floor from the kitchen, overlooks the front garden.



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From the Kitchen, is an 18 ft Utility Room, providing ample storage with a range of wall, base units and worktops to match the kitchen, two uPVC windows looking onto the garden and a uPVC door giving access out to the rear, space and plumbing for washing machine, tumble dryer and American style fridge freezer. The oil fired central heating boiler is also located in the utility as well as a door to the integral garage, which is a single garage with up and over door to the front, uPVC window to the rear. The Garage houses the pressurized hot water cylinder.

Taking the stairs up to the first floor where a good sized Landing stretches the width of the property. At the far end of the landing, is the generous sized Master Bedroom Suite, with two double glazed windows providing stunning views up to Snaefell and surrounding hillside. From the Master Bedroom is a door into a large En Suite Bathroom comprising tiled Jacuzzi bath, separate shower cubicle, wash hand basin, W.C. and large patterned glass window providing plenty of natural light. At the opposite end of the landing, is Bedroom 2, another large double bedroom suite with dual aspect uPVC double glazed windows with panoramic views again of Snaefell and surrounding hillside and fitted wardrobes. Door to En Suite Shower Room fitted with a large shower cubicle, wash hand basin, W.C., tiled floor and patterned glass window offering natural light into the En Suite. Also off the landing is Bedroom 3, which is a large double bedroom to the rear of the property and Bedroom 4, again is an excellent sized double bedroom. Bedroom 5 can comfortably accommodate a double bed with ample space for wardrobes. All 3 of those bedrooms are situated to the rear of the property. On the landing there is a set of double doors, giving access into the airing cupboard.

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To the front of the property the garden is completely private, mainly lawned with mature hedge border to one side, timber fencing to the other two as well as a sunken paved patio area taking full advantage of the late evening sun. Tarmac driveway for 5 cars as already mentioned. To the rear of the property is a large recently slabbed, patio area that stretches the full width of the house, with a retaining wall to the rear, and then mature, hedge and shrub borders offering total privacy.

Fantastic opportunity for a growing family to move into substantial home in a much sought after location with flexible accommodation extending to 2,458 sq ft.

To truly appreciate the space and the quality that is on offer please contact Black Grace Cowley to arrange a viewing by calling 01624 645555 (option 1) or email hello@blackgracecowley.com





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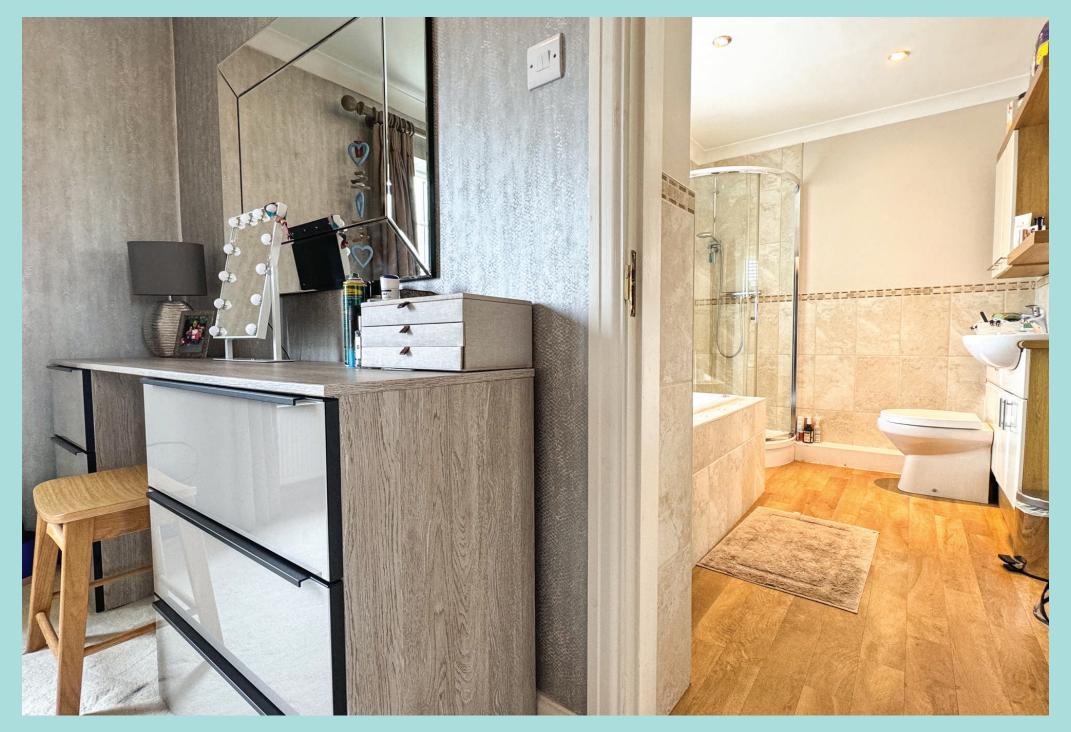
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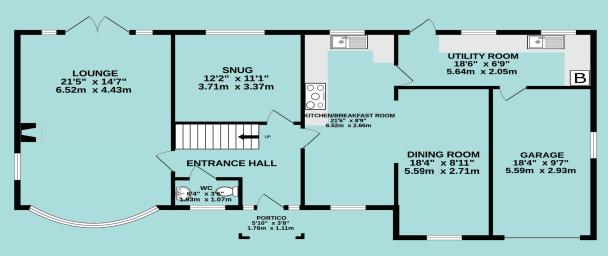


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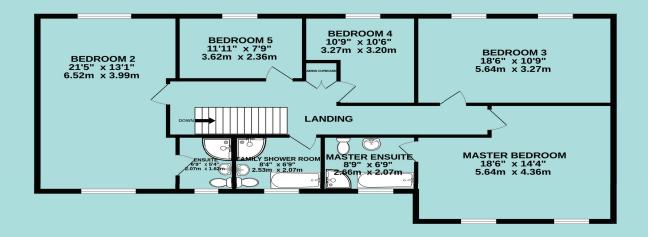


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GROUND FLOOR 1235 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR 1222 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA: 2458 sq.ft. (228.3 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 tenns 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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