



ASKING PRICE

£749,950



THE DETAILS



28 Vicarage Park
Douglas
£749,950

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

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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THE DESCRIPTION

- Detached executive house situated in Saddlestone
- Extending to approx. 2,450 sq.ft
- Quiet cul-de-sac location within easy walking distance of the NSC, Bus routes and Primary Schools
- All the doors and windows were replaced Autumn 2020
- Entrance Hall, Cloakroom WC, modern Kitchen Diner
- Lounge, Home Office, Utility Room, Integral Double Garage, Off street parking
- 4/5 Bedrooms, 3 Bathroom
- Stunning south east facing gardens extending to approx. 0.4 acres
- Oil fired central heating and uPVC double glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer 28 Vicarage Park to the market. This substantial family home sits within a quiet cul-de-sac in Saddlestone. The property extends to approximately 2,450 sq.ft and sits on an exceptionally large residential plot with stunning gardens to the rear of the property.

To the front of the property there is a block paved driveway providing off street parking for 2-3 vehicles with wall boundary replaced in 2024. A composite door provides access into a spacious entrance hall with carpeted stairs up to the first floor. Off the entrance hall is a door into a formal lounge, which is triple aspect and stretches from the front to the rear of the property. A set of bi-fold doors lead out onto a large sun terrace to the rear. A marble feature fireplace with a built in log burner makes for a lovely focal point, with a study space at the front of the lounge area. From the entrance hall is access into the home office, which could be utilised as a playroom or separate snug. There is a downstairs cloakroom fitted with a wash hand basin, WC and a large built in double cupboard, ideal for coats and shoes. Lastly from the entrance hall is access into a modern kitchen diner, which is fitted with a range of high gloss contemporary style white wall and base units with black granite worktops, integrated appliances including a SMEG oven (new), dishwasher (new) and four ring gas hob. The dining space has a large uPVC double glazed window looking onto the rear garden. The utility room has space and plumbing for both a washing machine and tumble dryer with integral access to the double garage and side access out to the property's gardens at the rear.

28 Vicarage Park, Douglas

On the first floor there is a good sized landing. To the right is the master bedroom suite which has a superbly sized bedroom with an archway that leads through to the dressing room, which could be used as a 5th bedroom as there is access off the landing and en-suite which is fitted with a walk in shower cubicle, 'His' and 'Hers' wash hand basins and WC. Continuing down the landing, there are Bedrooms 2, 3 and 4, bedroom 2 is a generously sized double bedroom with fitted wardrobes and a modern en-suite shower room with a corner shower cubicle, wash hand basin and WC. Bedroom 3 is a large double bedroom, situated to the front of the property and bedroom 4 also a double bedroom, with a fitted double wardrobe. On the landing is access to a generously size airing cupboard, the family bathroom is fitted with a modern suite comprising of a bath with shower over, wash hand basin and WC.

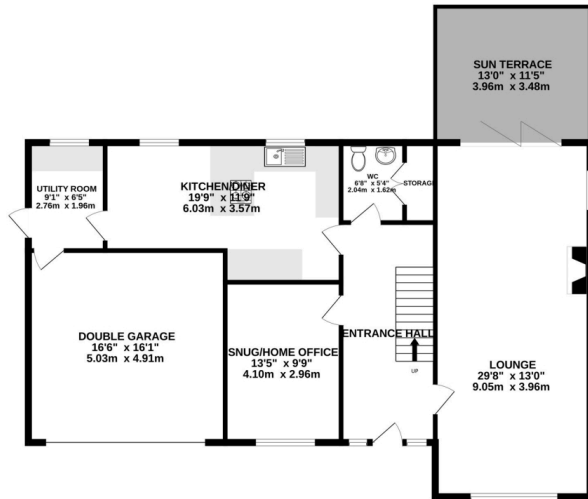
Externally, to the rear of the property is a substantial lawned garden, extending to approx. 0.4 acres, perfect for a growing family with a mature wooded border to the rear (fence replaced 2024). A large raised sun deck, which is accessed directly off the living room. Patio areas, two sheds and a footpath that leads round to the front of the property.

28 Vicarage Park is within easy walking distance of the NSC, local primary school and bus routes and just a short distance from Douglas town centre, Isle of Man Business Park and with easy access to Nobles and Ronaldsway airport.

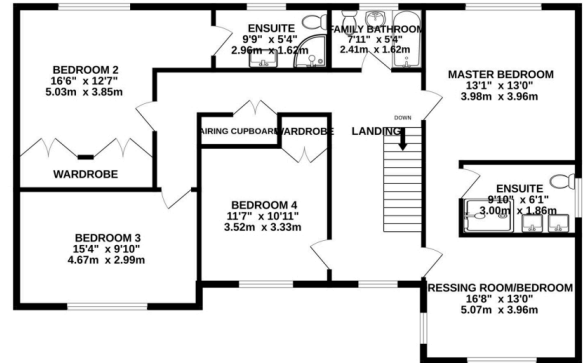
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FLOORPLAN

GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 2446 sq.ft. (227.3 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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