



ASKING PRICE

£465,000



THE DETAILS



3



2



2



19 The Laurels

Douglas

£465,000

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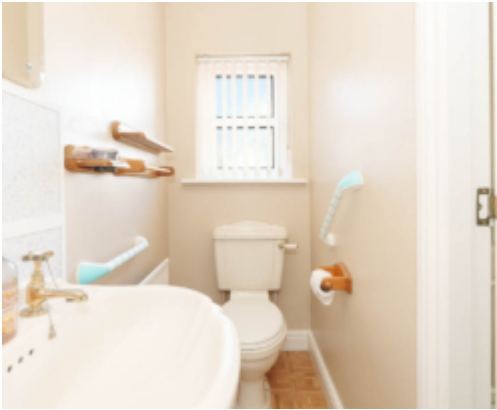
PROPERTY DETAILS FOR
19 The Laurels, Douglas



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THE DESCRIPTION

- Detached Executive House in a desirable position in Governors Hill
- Quiet cul-de-sac location, close to local amenities and primary school
- Lounge, Dining Room, Kitchen Breakfast Room
- Large Conservatory
- 3 Bedrooms, 2 Bathrooms (1 En-suite)
- Utility Room, Integral Single Garage
- Private landscaped rear garden
- Off street parking for 2-3 vehicles
- Oil Fired Central Heating, uPVC double glazed throughout
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to present 19 The Laurels to the market. A substantial detached executive home situated in a highly desirable position within Governors Hill, occupying an excellent-sized plot. To the front, the property benefits from lawned gardens with mature trees, rose bushes and a block-paved driveway providing off-street parking for two to three vehicles.

Upon entering, a uPVC double-glazed door leads into a vestibule, which opens into a spacious entrance hall with carpeted stairs to the first floor, downstairs WC located beneath the stairs. The living accommodation includes a spacious lounge featuring coved ceilings, a feature fireplace with gas fire, a double-glazed window to the front aspect and double doors opening into the dining room. The dining room is positioned to the rear and enjoys views into the conservatory, with a further door leading into the kitchen breakfast room.

The kitchen is fitted with contemporary style high-gloss wall and base units and laminate worktops, one-and-a-half bowl sink and drainer, integrated induction hob with extractor over (could be converted to gas if preferred as gas line installed) integrated oven, dishwasher and an undercounter fridge and freezer. Wood-effect flooring and downlighting, and access to the utility room. The utility room offers additional wall and base units, a single bowl sink and drainer, under counter washing machine and houses the Worcester Bosch oil-fired central heating boiler. A uPVC door leads out to the rear garden, and there is integral access to the single garage, which benefits from power, lighting, an up-and-over door and loft access above. From the kitchen, double doors open into a large conservatory, which is triple aspect, with French doors leading out to the garden.



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To the first floor, there are three well-proportioned double bedrooms. Bedrooms 2 and 3 are located to the rear, both of excellent size, with bedroom 2 benefiting from built-in wardrobes. Bedroom 1 is positioned to the front and features a bay window, built-in wardrobes and access to an en-suite shower room, fitted with a walk-in shower, WC and wash hand basin. The family bathroom comprises of a panelled bath, pedestal wash hand basin, WC and a built-in storage cupboard.

Externally, the rear of the property offers a generously sized, landscaped garden with a well stocked garden including mature trees, hedging and shrub borders as well as new fencing all around the garden providing a good degree of privacy. There is a paved patio area accessible from both the utility room and conservatory, a timber shed and gated side access to the front. To the rear border of the property is Hillberry Green with large established woodland creating an abundance of wildlife and privacy.

Located within easy walking distance of local amenities, bus routes, and Cronk y Berry Primary School, this property enjoys a peaceful setting towards the lower end of Governors Hill, where homes are set within spacious plots, offering a sense of privacy.

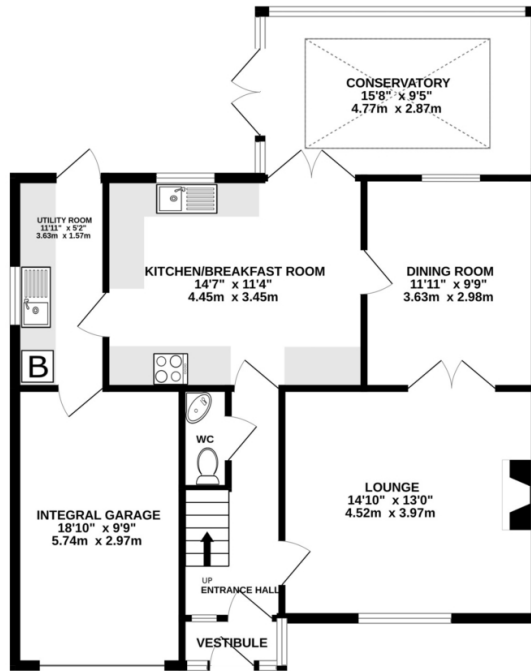
Offered for sale with no onward chain.

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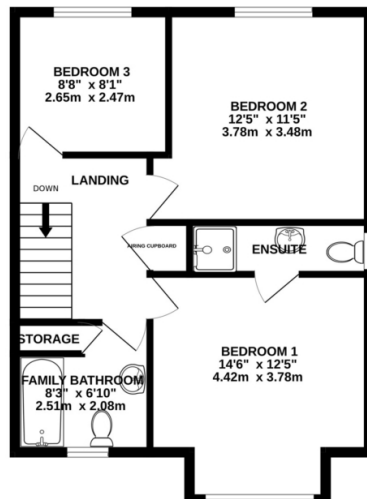
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FLOORPLAN

GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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