



ASKING PRICE

£599,000



THE DETAILS



4



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2



Grianane

Groves Road, Douglas

£599,000

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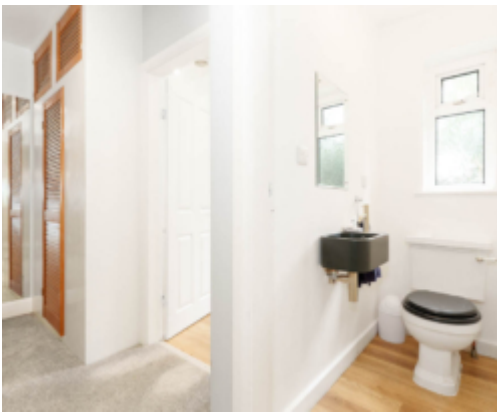
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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
Grianane, Groves Road, Douglas











Grianane, Groves Road, Douglas





PROPERTY DETAILS FOR

Grianane, Groves Road, Douglas

THE DESCRIPTION

- Detached house occupying a large corner plot
- Within walking distance to local amenities, including the NSC
- 2 Reception Rooms
- Utility Room and Home Office
- 4 Bedrooms, 2 Bathrooms
- Mature Gardens
- Off street parking for 5+ vehicles
- Large Carport (current planning application in place to convert to a garage)
- Oil-fired central heating, uPVC double glazing throughout
- Just a short bus or car journey into Douglas town centre
- Sold with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to present Grianane to the market, an excellent-sized detached home occupying a generous and private corner plot in the heart of Douglas. The property is fully enclosed and screened by mature boundaries, offering a high degree of privacy both inside and out. To the front, a gated tarmac driveway provides off-street parking for five or more vehicles and leads to a carport, offering additional covered parking.

Upon entering, a double-glazed composite door opens into a welcoming vestibule, leading through to the entrance hall with carpeted staircase to the first floor and a built-in airing cupboard. From here, you access the spacious open-plan kitchen and dining area. The kitchen is fitted with a range of wooden wall and base units, laminate worktops, and integrated appliances, along with a freestanding gas range oven. Dual-aspect windows and a uPVC double-glazed door provide direct access to the gardens, while the dining area enjoys excellent natural light from three large windows overlooking the grounds. Also off the entrance hall is a generous lounge featuring a characterful fireplace and a bright, open-plan study area. Large picture windows and French patio doors allow for plenty of natural light and provide further access to the gardens. The ground floor also benefits from a separate WC, a modern family shower room with walk-in shower, and two well-proportioned double bedrooms, both with built-in wardrobes.

To the first floor, a spacious landing provides access to useful eaves storage and a linen cupboard housing a pressurised hot water cylinder. There is a further WC, a large double bedroom with excellent natural light and additional storage, and a substantial principal bedroom with dual-aspect windows and an en-suite bathroom fitted with a corner bath, wash hand basin, and WC.

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Externally, a uPVC door leads to a separate utility/laundry room with space and plumbing for appliances, laminate worktops, and a ceramic sink. The oil-fired central heating boiler is also located here. Adjacent to this, and accessed externally, is a versatile home office—ideal as a workspace, gym, or games room—featuring modern lighting, dual-aspect windows, and its own entrance. The gardens at Grianane are mature, private, and mainly laid to lawn, with established hedging and shrub borders, along with a pedestrian access gate.

Ideally located, the property is within walking distance of local amenities, the National Sports Centre, and Douglas Golf Club, while Douglas town centre is just a short drive or bus journey away. Isle of Man Airport is approximately a 15-minute drive.

Offered for sale with no onward chain, this superb home has been modernised by the current vendor and presents an excellent opportunity for a range of buyers.

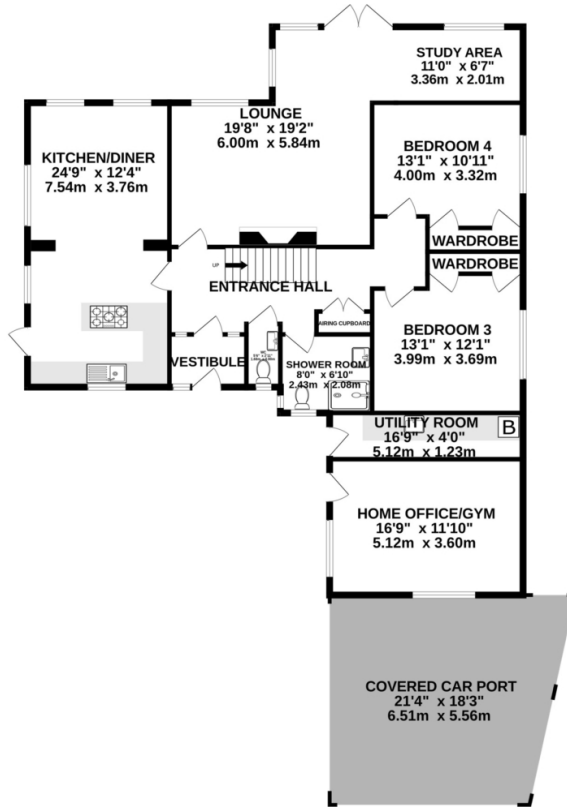
Early viewing is highly recommended—please contact Black Grace Cowley to arrange a viewing.

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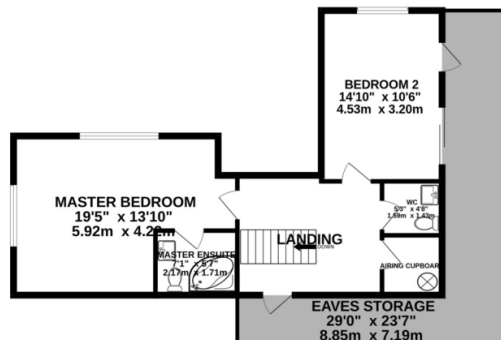
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FLOORPLAN

GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 2106 sq.ft. (195.6 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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