



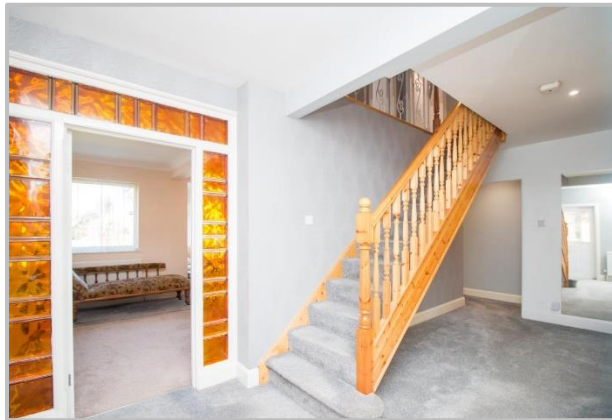
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Grianane House, Groves Road, Douglas, IM2 1JD  
**Asking Price £565,000**

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Impressive detached bungalow nestled in an extensive corner plot in a convenient location of Douglas. This modern bungalow is situated within a short distance to the National Sports Centre and town centre. The spacious accommodation comprises; entrance porch, lovely entrance hallway with a shower room off and cloakroom. There is a spacious living which wraps around to an additional area currently used as a study. The living room enjoys french doors to the private lawned garden. There is a large triple aspect open plan kitchen diner with a modern fitted kitchen. There are two good sized double bedrooms on the ground floor. To the first floor are two further good sized bedrooms with the principal bedroom complemented by an ensuite bathroom. Externally the property is accessed via a pillared entrance onto a large tarmac driveway with parking for multiple cars and access to the attached double garage and car port. There is a wrap around private lawned garden with established flowers, shrubs and trees to the border.



## LOCATION

From the Quarterbridge head south signposted Castletown and Airport along the New Castletown Road. Take the left turning onto Groves Road and the property can be found on the left hand side after approx. 40 yards clearly identified by our for sale board.

## ENTRANCE PORCH *5' 11" x 4' 3" (1.8m x 1.3m)*

uPVC composite door. Laminate floor. Ceiling light.

## ENTRANCE HALLWAY *17' 9" x 9' 2" (5.4m x 2.8m)*

Wooden door with glazed panels and opaque side lights. Carpeted floor. Radiator. Stairs to upper floor. LED downlights. Cloakroom with hanging space.

## SHOWER ROOM

Modern white three piece suite comprising walk-in shower, WC and pedestal wash hand basin. Part tiled walls. Laminate floor. Radiator. Illuminated mirror. LED downlights. Extractor fan. 2 uPVC double glazed windows.

## BEDROOM *13' 9" x 11' 10" (4.2m x 3.6m)*

uPVC double glazed windows to side aspect. Radiator. Carpeted floor. Built-in wardrobes with shelving and hanging space. Multiple plug sockets.

## BEDROOM *12' 6" x 11' 10" (3.8m x 3.6m)*

uPVC double glazed window to side aspect. Radiator. Carpeted floor. Built-in wardrobes with shelving and hanging space. Multiple plug sockets.

## KITCHEN/DINER *25' 3" x 12' 10" (7.7m x 3.9m)*

This is a large triple aspect open plan kitchen with a good range of units to base and eye level with laminate worktops over. 1 1/2 bowl stainless steel sink with mixer tap. Electric slot in oven/grill. Belling range gas cooker with extractor above. Plumbed for dishwasher. Tiled splashbacks. Multiple plug sockets. 2 uPVC double glazed windows. Coved ceiling. Radiator. Space for fridge freezer. The dining area has 3 uPVC double glazed windows. Radiator. Laminate floor. Ceiling light. Multiple plug sockets.

## LIVING ROOM *19' 8" x 17' 9" (6m x 5.4m) &*

## STUDY AREA *23' 7" x 6' 11" (7.2m x 2.1m)*

This is a spacious living room which wraps around to an additional area currently utilised as a study. There are French doors leading out to the private lawned garden area. Feature fireplace with open grate marble hearth and wooden decorative surround. Carpeted floor. 3 radiators. 4 uPVC double glazed windows. LED downlights. Coved ceiling. Multiple plug sockets.

## FIRST FLOOR: LANDING

Eaves storage. Carpeted floor. LED downlights.

## STORE ROOM *4' 7" x 3' 7" (1.4m x 1.1m)*

Housing water pressure tank. LED downlights. Laminate floor.

## CLOAKROOM

WC and pedestal wash hand basin. Radiator. Extractor fan. LED downlights. Laminate floor.

## BEDROOM *14' 9" x 10' 10" (4.5m x 3.3m)*

Carpeted floor. uPVC double glazed window to rear aspect. Eaves storage. Ceiling light. Multiple plug sockets.

## BEDROOM *19' 0" x 13' 9" (5.8m x 4.2m)*

Dual aspect. uPVC double glazed window. Carpeted floor. Multiple plug sockets. Radiator. Ceiling light.

## ENSUITE BATHROOM

Modern white 3 piece suite comprising corner bath, WC and vanity wash hand basin. Chrome heated towel rail. Extractor fan. LED downlights. Part tiled walls.

## **OUTSIDE**

Externally the property is accessed via a pillared entrance onto a large tarmac driveway with parking for multiple cars and access to the attached double garage/utility room and car port. There is a wrap around private lawned garden with established flowers, shrubs and trees to the border. Decking area.

## **SERVICES**

Mains water, gas, electricity and drainage. Oil central heating.

## **VIEWING**

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## **POSSESSION**

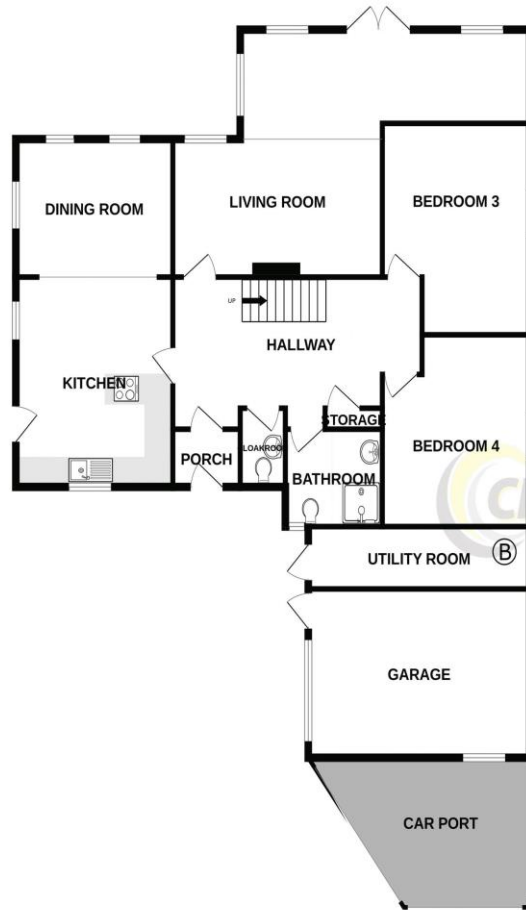
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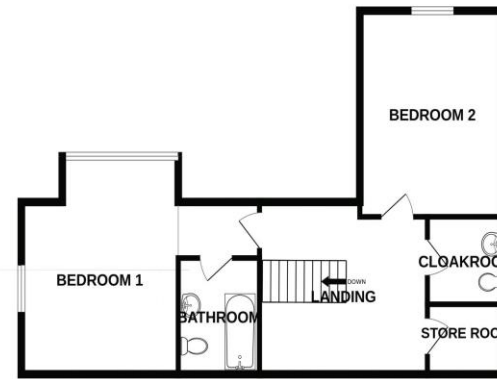




GROUND FLOOR



1ST FLOOR



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