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12 Pinehurst Avenue, Douglas, IM2 1PJ  
**Asking Price £575,000**

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Chrystals are delighted to present this exceptionally large detached true bungalow nestled in the highly sought-after residential area of Saddlestone. Offering both tranquility and convenience, this property is sure to impress. Located just a short walk away is the esteemed Scoill Vallajeelt school, making it an ideal choice for families seeking a property within close proximity to quality education. In addition Douglas town centre is easily accessible, providing a wealth of amenities including shops, restaurants, and entertainment options. This residence is offered for sale without the encumbrance of an onward chain, ensuring a smooth transition to your new abode. Spacious accommodation ideal for a growing family, comprising large modern stylish kitchen/ diner, lounge, breakfast/study, utility room and cloakroom. There are 4 good sized bedrooms, 1 of which is complemented by an ensuite and large family bathroom. Externally at the front of the property is mainly laid to lawn with a generous driveway providing off road parking along with access to the attached double garage. There is a fully enclosed rear garden with brick paved patio and small lawned area.



## LOCATION

Travelling out of Douglas along Peel Road turning left at Quarterbridge and taking the first turning on the right into Saddle Road. Turn left onto Balloughton Manor Hill and proceed into Harcroft Road. Continue to the end of the road bearing right onto Pinehurst Avenue and the property can be clearly identified by our For Sale Board a short distance along on the right hand side.

## ENTRANCE PORCH

Quarry tiled floor. Double uPVC double glazed hardwood effect door leading to

## ENTRANCE HALL

Ornate coved ceiling. 3 ceiling lights. Loft hatch providing access to the roof space. Airing cupboard. Radiator.

## CLOAKROOM

Fitted with a two piece suite comprising pedestal wash hand basin and WC. Ceiling light. Carpeted floor. Extractor fan.

## LOUNGE 22' 0" x 13' 9" (6.7m x 4.2m)

Feature fireplace with marble hearth and slips with wooden surround. Hardwood effect uPVC double glazed square bow window to front aspect. 2 ceiling lights. 3 wall lights. Ornate coved ceiling. Carpeted floor. Multiple plug sockets. Television and Satellite points. Double doors leading to

## BREAKFAST ROOM/STUDY 12' 6" x 10' 2" (3.8m x 3.1m)

Separate access from main hall. uPVC double glazed sliding patio doors providing access to rear garden. Ceiling light. Ornate coved ceiling. Radiator. Door to

## KITCHEN/DINER 23' 4" x 13' 1" (7.1m x 4m)

Good sized kitchen with range of Cream Shaker style base, wall and drawers units with laminate work surfaces. Incorporated stainless steel 1 1/2 bowl sink unit with drainer. Laminate upright and part stone splashback. Integrated AEG oven/grill. Integrated AEG microwave and dishwasher. 5 ring induction hob with extractor over. Separate full height fridge and freezer. Glazed dresser unit. Breakfast bar. Laminate flooring. LED down lights. 2 uPVC hardwood effect double glazed windows overlooking the rear garden. Radiator. Multiple plug sockets. Coved ceiling. Door to

## UTILITY 10' 2" x 5' 7" (3.1m x 1.7m)

Laminate work top with stainless steel sink and drainer. Wall mounted gas fired central heating boiler. Space and plumbing for washing machine and tumble dryer. Laminate floor. Ceiling light. uPVC hardwood effect double glazed door to rear garden. Access to garage. Coved ceiling. Multiple plug sockets.

## DOUBLE GARAGE 18' 4" x 18' 8" (5.6m x 5.7m)

Electric up and over door. Power and light. Consumer unit. Water tap. Multiple plug sockets. Loft hatch.

## MASTER BEDROOM 18' 4" x 15' 9" (5.6m x 4.8m)

Carpeted floor. Radiator. Multiple plug sockets. uPVC hardwood effect double glazed window to front aspect. Built in wardrobes and overhead cupboards above bed.

## ENSUITE SHOWER ROOM 12' 2" x 5' 11" (3.7m x 1.8m)

4 piece suite comprising shower cubicle, vanity wash hand basin with cupboards below, WC and bidet. Fully tiled walls. Carpeted floor. Opaque uPVC hardwood effect double glazed window. Radiator. Coved ceiling. Ceiling light.

## FAMILY BATHROOM

Fitted with a 3 piece suite comprising panelled bath with shower attachment with feature arched wall. His and hers wash hand basins in vanity unit with storage below and WC. Carpeted floor. Extractor fan. Radiator. 2 ceiling lights. 2 wall heated lights. Fully tiled walls.

## BEDROOM 2 12' 6" x 11' 2" (3.8m x 3.4m)

uPVC hardwood effect double glazed window to rear aspect. Fitted wardrobes and overhead cupboards above bed. Radiator. Multiple plug sockets. Coved ceiling.

## BEDROOM 3 12' 2" x 9' 6" (3.7m x 2.9m)

Carpeted floor. uPVC hardwood effect double glazed window to side aspect. Radiator. Ceiling light. Coved ceiling. Multiple plug sockets.

#### **BEDROOM 4** *13' 1" x 11' 2" (4m x 3.4m)*

Built-in wardrobes. Carpeted floor. uPVC hardwood effect double window to rear aspect. Radiator. Ceiling light. Coved ceiling. Multiple plug sockets.

#### **OUTSIDE**

Tarmac drive with parking for several vehicles. Front garden mainly laid to lawn. Brick paved rear patio and paths and small lawned area with hedge boundary to rear.

#### **SERVICES**

Mains water, electricity and drainage. Gas central heating.

#### **VIEWING**

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

#### **POSSESSION**

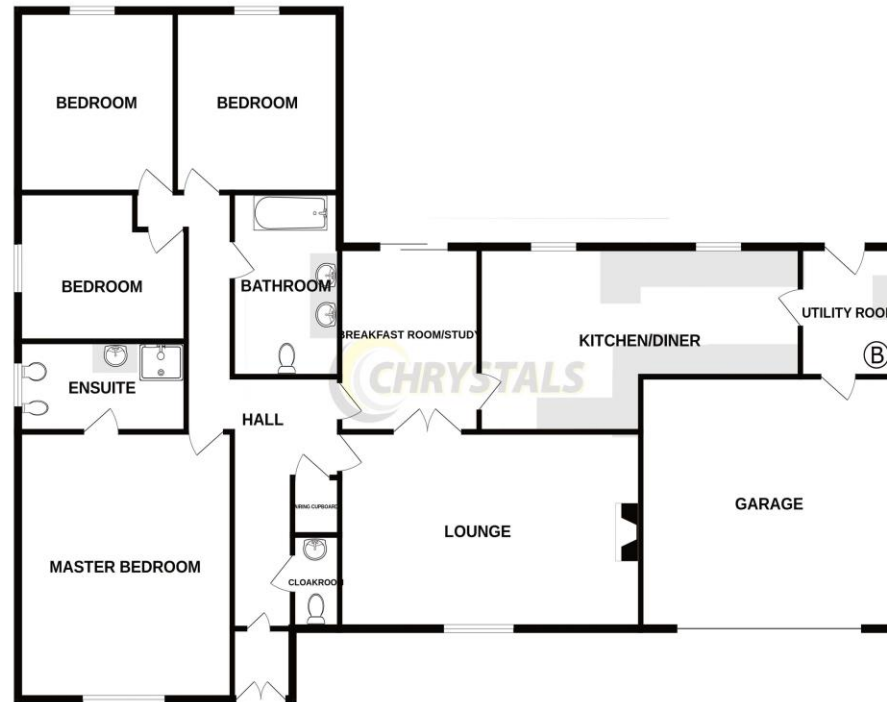
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## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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