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11 Reginald Close, Governors Hill, Douglas, IM2 7AJ

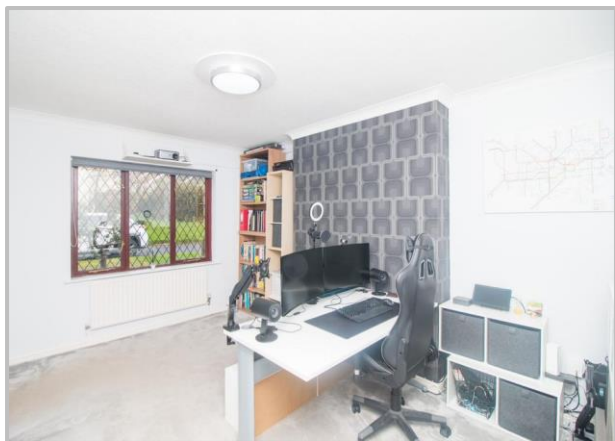
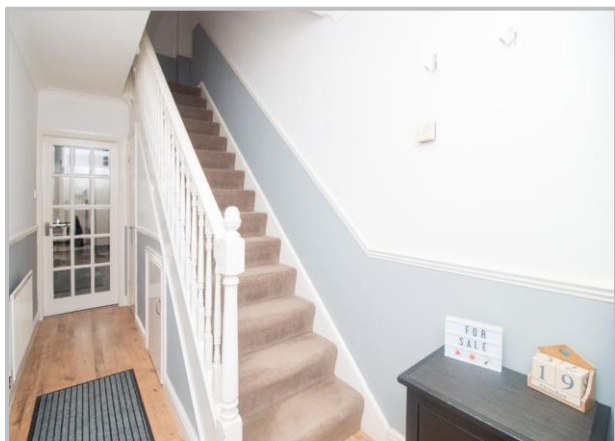
**Asking Price £385,000**



## 11 Reginald Close, Governors Hill, Douglas, IM2 7AJ

**Asking Price £385,000**

Beautifully presented modern four-bedroom semi-detached house in a quiet cul-de-sac, situated within a highly desirable residential location. The property is ideal for a growing family and benefits from deceptively spacious light and airy accommodation. The modern living offers an entrance hall, living room, lounge and stylish dining kitchen, utility and multifunctional room currently used as a gym. To the first floor there is a very spacious main bedroom being complemented by an ensuite with corner bath and shower cubicle. There are a further three bedrooms and a modern family bathroom on the first floor. Externally to the front of the property is a double driveway providing excellent parking facilities. To the rear there is a lawned garden with established boundaries. Early viewing recommended.



## LOCATION

Travelling along Glencrutchery Road in the direction of Onchan, continue to the roundabout at Governors Bridge and turn left onto the Mountain Road. Turn left onto Hailwood Avenue and take the first right hand turning. Follow the road to the right, taking the third turning left into Reginald Close where number eleven can be found on the left hand side clearly identified by our For Sale board.

## GROUND FLOOR

Composite front door with a step and a glazed panel to one side leading into:

### ENTRANCE HALLWAY

Carpeted staircase providing access to the first floor. Ceiling light. Coved ceiling. Laminate flooring. Dado rail. Radiator. Understairs storage.

### CLOAKROOM *4' 3" x 2' 4" (1.3m x 0.7m)*

Fitted with a two piece suite comprising; wall mounted corner wash hand basin with a tiled splashback. W.C. Ceiling light. Tile effect vinyl flooring.

### LIVING ROOM *15' 5" x 10' 6" (4.7m x 3.2m)*

Currently utilised as an office. Coved ceiling. Carpeted throughout. Multiple plug sockets. Radiator. uPVC double glazed window to front aspect.

### LOUNGE *16' 5" x 11' 2" (5.0m x 3.4m)*

Amtico flooring. 2 ceiling lights. Vertical radiator. Multiple plug sockets. Square opening to;

### OPEN PLAN LOUNGE / KITCHEN DINER

#### DINING AREA *13' 1" x 7' 10" (4.0m x 2.4m)*

Amtico flooring. LED downlights. Vertical radiator. 2 velux sky lights. uPVC double glazed patio doors to rear garden.

#### KITCHEN *13' 9" x 12' 6" (4.2m x 3.8m)*

Magnet kitchen fitted with a range of white gloss wall units. Argent work surfaces with upstands. Ceiling light. 1 1/2 stainless steel sink with mixer tap and drainer. Integrated dishwasher. Rangemaster with oven, grill and 4 ring hob with extractor over. Wine Cooler. Space for fridge freezer. Multiple plug sockets. LED downlights. uPVC double glazed window to rear aspect.

#### UTILITY ROOM *5' 7" x 7' 3" (1.7m x 2.2m)*

Argent work surfaces with storage below. Plumbed for washing machine and dryer. Radiator. LED downlights. Multiple plug sockets. Amtico flooring. uPVC double glazed window to side aspect.

#### GYM *16' 1" x 9' 10" (4.9m x 3.0m)*

Amtico flooring. Radiator. Dual aspect. Multiple plug socket. Wall mounted gas fired central heating boiler. LED downlights.

## FIRST FLOOR

### LANDING *10' 6" x 6' 3" (3.2m x 1.9m)*

Loft hatch providing access into the property's attic space. Ceiling light. Carpeted throughout. Airing cupboard with shelving.

### BEDROOM 1 *15' 9" x 8' 10" (4.8m x 2.7m)*

Carpeted throughout. LED downlights. uPVC double glazed window to rear aspect. Multiple plug sockets.

### ENSUITE BATHROOM *8' 10" x 6' 11" (2.7m x 2.1m)*

4 piece suite comprising oval jacuzzi bath, pedestaled wash hand basin and WC. Corner shower cubicle. Fully tiled walls. Vinyl flooring. Extractor fan. LED downlights. Opaque double glazed window to front aspect.

### BEDROOM 2 *11' 2" x 9' 10" (3.4m x 3.0m)*

Carpeted throughout. Window to rear aspect. Ceiling light. Multiple plug sockets. Radiator.

### BEDROOM 3 *7' 10" x 7' 7" (2.4m x 2.3m)*

Carpeted throughout. Window to rear aspect. Ceiling light. Multiple plug sockets. Radiator.

### FAMILY BATHROOM *7' 3" x 6' 3" (2.2m x 1.9m)*

Modern 3 piece suite comprising; panelled bath with raindrops shower attachment over. WC and pedestal wash hand basin. Fully tiled walls. Ceiling light. Radiator. Opaque uPVC double glazed window to front aspect. Niche. Extractor fan. Vinyl flooring.

**BEDROOM 4** *15' 9" x 10' 2" (4.8m x 3.1m)*

Carpeted throughout. uPVC double glazed window to front aspect. Ceiling light. Multiple plug sockets. Radiator.

**OUTSIDE**

Large concrete driveway for off road parking. Small lawned area to side. Rear garden with easily maintained lawn area and wooden decking. Wooden fence boundaries. Outside tap.

**SERVICES**

All main services are connected. Gas fired central heating. Double glazed throughout. Fibre broadband installed.

**VIEWING**

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

**POSSESSION**

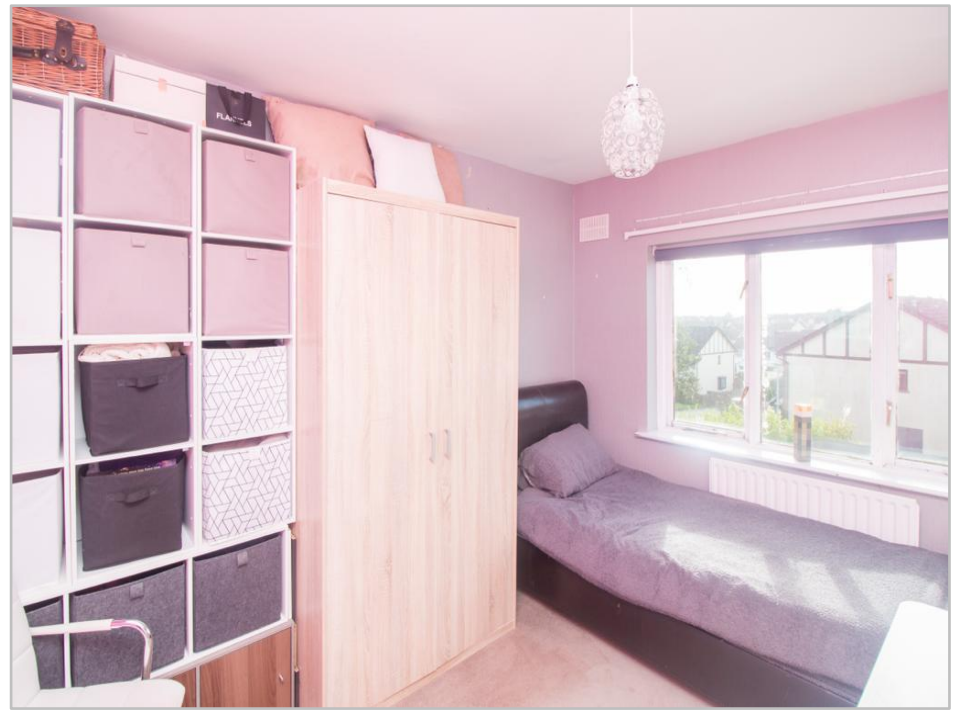
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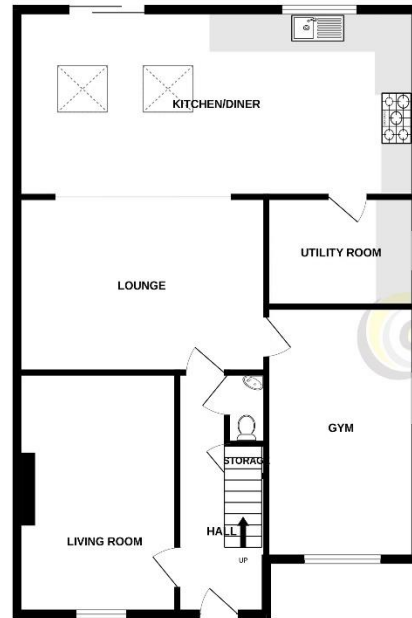








GROUND FLOOR



1ST FLOOR



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