

Ref No: DDP05747

7 THE DOWNS, UNION MILLS



PRICE £1,200,000

37 VICTORIA STREET, DOUGLAS
ISLE OF MAN, IM1 2LF
TELEPHONE: 01624 620606
FACSIMILE: 01624 677363
EMAIL: info@deanwood.co.im

9 CASTLE STREET, CASTLETOWN
ISLE OF MAN, IM9 1LF
TELEPHONE: 01624 825995
FACSIMILE: 01624 825999
EMAIL: castletown@deanwood.co.im

87 PARLIAMENT STREET, RAMSEY
ISLE OF MAN, IM8 1AQ
TELEPHONE: 01624 816111
FACSIMILE: 01624 816588
EMAIL: ramsey@deanwood.co.im



www.deanwood.im

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Ltd and DeanWood Ltd ("the firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

7 The Downs, Union Mills

- * Exceptionally well presented modern Detached House extending to approx 4,500 sq.ft.
- * 4 Good Size Reception Rooms
- * Large Modern Breakfast Kitchen * Utility Room
- * Master Bedroom with Extensive Range of Built-In Furniture & Luxury En-Suite Bathroom
- * 4 Further Bedrooms (2 En-Suite) * Family Bathroom
- * Oil Fired Central Heating * uPVC Double Glazing
- * Large Integral Double Garage
- * Situated on a Large Private Plot with Superb Rural & Hill Views
- * Viewing Strongly Recommended

7 The Downs, Union Mills

This exceptional property is located in a most enviable position and benefits from superb hill and rural views. The property is situated on an extensive plot with lawned gardens, mature shrubs and borders surrounding. Gated access to the driveway at the front which extends round to the rear of the property. Offering dual gated entrance.



The price is to include all fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling out of Douglas along Peel Road continue through Quarterbridge roundabout onto the main Peel road (A1). At the roundabout bear left and at the next roundabout proceed straight through travelling towards the village of Union Mills. Turn left immediately after The Railway public house onto the Lhergy Cripperty Road and proceed a short distance up turning right into The Downs. At the junction bear right and travel down towards the bottom of the hill. Bear left and proceed along to where this property can be found as the last property within this highly sought after residential development. Within a short distance of Douglas and a 15 minute drive to the Airport.

In greater detail the accommodation comprises:

7 The Downs, Union Mills
GROUND FLOOR

RECEPTION HALL (16'8" x 11'8" approx) Mahogany staircase to first floor. Understairs storage cupboard. Built-in cupboard.



CLOAKROOM Modern white suite comprising base unit with inset sink and WC. Half tiled walls. Heated towel rail.

LOUNGE (31'6" x 21'8" approx) Impressive feature floor to ceiling stone fireplace with raised slate grate with log burner inset. Superb rural views. French doors to Patio. Double doors to:-

DINING ROOM (16'0" x 15'5" approx) uPVC French doors to patio.

7 The Downs, Union Mills

FITTED BREAKFAST KITCHEN (18'8" x 15'9" approx) Fitted with an extensive range of contrasting units with granite work surfaces incorporating a 1½ bowl sink unit with mixer tap. Freestanding workstation with granite work surface, inset sink and mixer tap. **Integrated appliances include:** AEG double oven, AEG touch control hob with stainless steel extractor above, fridge, freezer and Bosch dishwasher. French doors to patio. Walk-in Pantry.



UTILITY ROOM (12'6" x 9'9" approx) Matching base and wall units with inset 1½ bowl sink and mixer tap. Plumbing for a washing machine and dryer.



7 The Downs, Union Mills

REAR HALLWAY

BOILER ROOM Boulter oil fired central heating boiler. Door to front. Integral door with stairs to lower garage.

GAMES ROOM (23'8" x 21'2" approx) Superb rural views.



SNUG/STUDY (18'6" x 17'4" approx) Ornate marble fireplace with open grate.



7 The Downs, Union Mills

FIRST FLOOR

SPACIOUS LANDING



MASTER BEDROOM (26'5" x 16'3" approx) 2 sets of built-in wardrobes to 2 walls with sliding doors. Views to the back overlooking the gardens towards the hills.



7 The Downs, Union Mills

EN-SUITE BATHROOM (13'3" x 8'9" approx) Fitted with a luxury white suite comprising panelled bath, large walk-in shower cubicle, vanity unit with 2 sinks and low level WC. Modern chrome fittings. Attractive tiled walls. 2 heated towel rails. Down lighters. Karndean wooden floors.

BEDROOM 2 (19'5" x 10'2" approx) Built-in wardrobes.



EN-SUITE SHOWER ROOM (8'9" x 6'3" approx) Fitted with a modern white suite comprising walk-in shower cubicle, vanity wash hand basin and WC. Modern chrome fittings. Fully tiled walls. Heated towel rail. Down lighters. Extractor fan.

INNER HALLWAY Built-in Linen cupboard

7 The Downs, Union Mills

BEDROOM 3 (15'8" x 13'2" approx) Built-in wardrobe with sliding doors.



EN-SUITE SHOWER ROOM (7'3" x 5'7" approx) Modern shower cubicle, pedestal wash basin and WC. Modern chrome fittings. Attractive tiled walls. Chrome heated towel rail. Down lighters. Karndean flooring.



7 The Downs, Union Mills

BEDROOM 4 (13'8" x 12'1" approx) Built-in wardrobe with sliding doors. Superb rural views.



BEDROOM 5 (13'8" x 9'8" approx) Superb rural views.



7 The Downs, Union Mills

FAMILY BATHROOM (8'9" x 5'6" approx) Fitted with a modern white suite comprising panelled bath with large shower above, pedestal wash hand basin and WC. Modern chrome fittings. Attractive tiled walls. Chrome towel radiator
Karndean flooring.

OUTSIDE

INTEGRAL DOUBLE GARAGE (24'8" x 20'7" approx.) Sectional electric up and over door. Store to rear.

SERVICES

Mains water, electricity and drainage installed.
Oil fired central heating.
uPVC double glazing.

ASSESSMENT

Rateable value £376 Approx Rates payable £TBC (incl. of water rates).

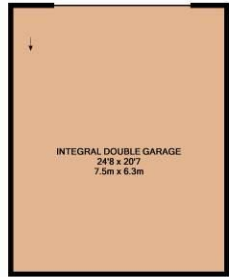
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

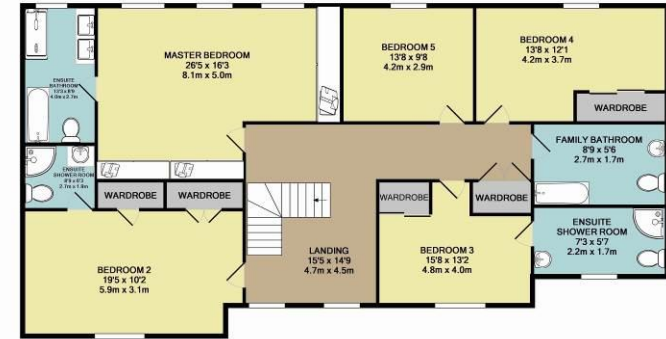
7 The Downs, Union Mills



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(48.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2271 SQ.FT.
(210.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 4574 SQ.FT. (424.9 SQ.M.)
Not to scale for identification purposes only.
Made with Metaphor i20217