



7 Inner Circle, Douglas, IM2 5BE

Asking price £329,950

Beautifully renovated 4 bed semi detached property offering spacious family accommodation over three floors. The property benefits from a single storey extension to the rear creating a stunning family kitchen and open plan living space. To the first floor there are 2 double bedrooms and single bedroom with modern family bathroom. To the second floor is a separate fully fitted master suite with Ensuite bathroom and double doors opening to Juliet balcony with breathtaking views to surrounding hills and town of Douglas. Early viewing is highly recommended to fully appreciate the scale and level of finish achieved.



## **LOCATION**

Travelling along Quarterbridge road in the direction from the Quarterbridge roundabout. Continue through Bray Hill traffic lights and up Bray Hill taking the third turning on the left into Inner Circle. Travel around the circle where number 7 can be found a short distance on your left hand side.

## **ENTRANCE PORCH**

UPVC entrance door.

## **HALL 4.7M X 2.1M (15'5" x 6'11")**

Upright radiator. Stairs to first floor. Door to garage. Engineered wood flooring. Understairs storage & storage units either side of the main entrance.

## **CLOAKROOM**

WC, tiled walls, wall mounted wash hand basin. Mirrored cabinet & engineered wood flooring.

## **KITCHEN DINER 7M X 5.5M (23'0" x 18'1")**

Substantial base and eye level two tone black and white gloss units. Incorporating pull out larder unit and separate drawers. White Quartz worktops. Stainless steel sink unit with mixer tap. Fitted AEG appliances as follows : induction hob, stainless steel double oven, separate microwave oven & stainless steel extractor hood. Space and plumbed for American fridge freezer. Island unit with solid oak wood worktop and feature coloured LED lighting. Breakfast seating. Wall mounted vertical radiator. TV points. Bi- folding doors to rear decking. Engineered wood flooring. Open through to:-

## **FAMILY ROOM 3.9M X 3.4M (12'10" x 11'2")**

Electric effect fireplace with granite hearth & white surround. Built in storage to one side of the fireplace. Vertical radiator & double glazed oak doors through to

## **LOUNGE 4.2M X 3.6M (13'9" x 11'10")**

TV/satellite points, Granite hearth with open fire place & white surround. Picture rail. Radiator.

## **FIRST FLOOR**

Stairs to second floor.

## **LANDING**

## **BATHROOM**

Tiled panelled jacuzzi bath & wall mounted wash hand basin. WC, chrome towel rail & mirrored cabinet. Shower cubicle with chrome shower above. Tiled floor & half tiled walls.

## **BEDROOM 2 3.8M X 3.4M (12'6" x 11'2")**

Rear aspect view, radiator & telephone point.

## **BEDROOM 3 3.6M X 4.4M (11'10" x 14'5")**

Fitted wardrobe with clothes hanging & shelves. Good size double with front aspect view. Telephone point.

## **BEDROOM 4 2.9M X 2.2M (9'6" x 7'3")**

Front aspect view. Radiator. Telephone point.

## **SECOND FLOOR**

## **MASTER BEDROOM 4.1M X 4.9M (13'5" x 16'1")**

Fully fitted wardrobes. Double UPVC doors to glass fronted Juliet balcony with stunning

views to the surrounding hills and town of Douglas. Vertical radiator.

## **ENSUITE**

Panelled bath & wash hand basin with WC. Corner shower cubicle with chrome shower attachment. Extractor fan.

## **OUTSIDE**

Front- Part block paved driveway for parking for approx 4 cars, and separate lawned area. Rear -Large decking area with hot tub, down two steps to fenced lawned garden with established shrub and flower borders. Oil tank, outside electrics & water supply.

## **GARAGE**

Folding garage door. Approx 2½ year old Worcester oil boiler. Plumbed for washing machine/dryer, laminate worktops & white gloss base units.

## **SERVICES**

Mains water, electricity and drainage installed. Oil fired Central heating.

## **RATES**

Rateable Value: £164.00 .

Rates payable: £1,274.28 approx.

## **VIEWINGS**

Viewing is strictly by appointment through CRYSTALS.

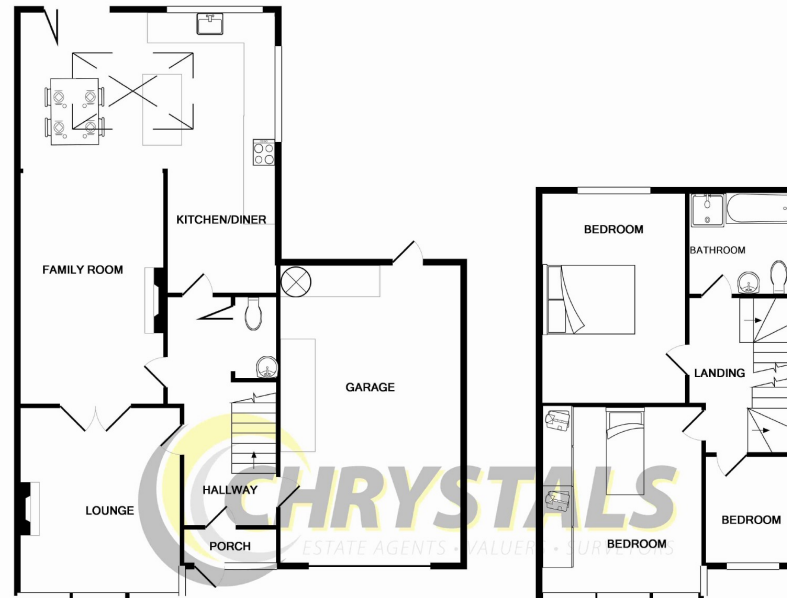
Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be







GROUND FLOOR

1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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