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17 Derby Square, Douglas, IM1 3LS
Asking price £1,250,000

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A stylish, extended and completely renovated town house overlooking the park to the front with sea views to the rear. The house provides well-appointed accommodation and integral garaging extending to some 5,000 sq ft arranged over five levels. With 3-4 receptions rooms, 5 bedrooms and 4 bathrooms, 2 cloaks and a show-piece Andrew Williamson family kitchen and ensuite dressing room, two balcony terraces and 4 car garage. Within walking distance of town centre, its amenities and promenade.





LOCATION

From the promenade follow up Broadway, take the next left after the side entrance to the Villa Marina onto Derby Road. Take the next left turn into Derby Square and number 17 can be found on the left hand side mid way along the terrace.

ENTRANCE VESTIBULE

Panelled entrance door with fan light and coloured side lights, coved ceiling, cloaks area, cast iron style radiator, concealed electric meter.

ENTRANCE HALL

25' 11" x 6' 3" (7.89m x 1.90m)

Part glazed door with borrowed light, coved ceiling, two cast iron style radiators, central heating thermostat.

CLOAKROOM

Wall hung wc, designer wash basin, half tiled walls and floor, heated towel rail, extractor.

DRAWING ROOM

19' 4" x 13' 1" (5.9m x 4m)

Period fireplace and hearth, picture rail, two cast iron style radiators, upvc double glazed bay window, folding doors to dining room, coved ceiling and rose.

DINING ROOM

14' 9" x 11' 6" (4.5m x 3.5m)

Coved Ceiling and rose, picture rail and cast iron style radiator.

FAMILY KITCHEN WITH ENTERTAINING AREA

30' 10" x 18' 4" (9.4m x 5.6m)

Newly created by renowned kitchen designer Andrew Williamson with excellent range of concealed drawers, shelves and spaces along one wall, whilst to the other side is an American

style fridge freezer, separate integrated fridge and freezer, pull out larder, bin store, wall cupboards, large sink with granite work top surround and splash back, electric kettle tap, concealed under unit lighting and to skirting level, central island incorporating 4 seat breakfast bar with white corian work top, neff shott ceran hob, twin ovens, drawers, pop up multi point and USB charger units and designer over head extractor hood and lighting, tiled floor with glazed atrium above. Underfloor heating. Bi-folding doors leading to tiled balcony terrace flush with kitchen floor.

TERRACE PATIO BALCONY

19' 8" x 18' 4" (6m x 5.6m)

Tiled base, exterior lighting and power, wrought iron balustrade. Outside tap.

LOWER GROUND FLOOR

LAUNDRY ROOM

17' 5" x 7' 10" (5.3m x 2.4m) + 1.9 into bay.

Tiled floor, radiator, plumbing for automatic washing machine and vented for dryer, cupboards housing two pressurised hot water cylinders. Two glow worm gas fired central heating boilers by the window into bay. 300 bottle wine rack.

UTILITY ROOM

18' 4" x 16' 1" (5.6m x 4.89m)

Tiled floor, two wall safes, server room.

CLOAKROOM

Thomas Crapper suite comprising: high level water closet, wash basin in stand, half tiled walls and floor. Chrome and cast iron radiator.

INTEGRAL GARAGE

45' 7" x 17' 9" (13.9m x 5.4m)

Room for 4-6 cars, tiled floor, electric up and over door, wired for cinema projector onto wall, numerous power points, 3 wall heaters, stainless steel sink and mixer tap.

FIRST FLOOR HALF LANDING

Coved ceiling and cast iron style radiator.

BEDROOM 2

12' 3" x 12' 4" (3.74m x 3.76m)

Cast iron style radiator, upvc double glazed sash window overlooking copse to the rear. Private access to tiled balcony.

ENSUITE SHOWER ROOM

Bronze coloured tiled floor and walls, designer suite comprising: wc, wall hung wash basin, shower cubicle, heated towel rail, illuminated mirror.

FIRST FLOOR LANDING

LOUNGE

19' 3" x 14' 10" (5.87m x 4.51m)

Handsome marble fireplace, coved ceiling and rose, two upvc sash windows overlooking the park, three cast iron style radiators,

BEDROOM 3

12' 5" x 8' 10" (3.79m x 2.69m)

Coved ceiling, picture rail, cast iron style radiator,

ENSUITE/ FAMILY BATHROOM

Panelled bath with shower over, wc, wash hand basin, fully tiled walls and floor, illuminated mirrored cabinet.

SECOND FLOOR LANDING

Cast iron style radiator, coved ceiling and rose.

MASTER BEDROOM

19' 4" x 15' 1" (5.9m x 4.6m)

Coved ceiling and picture rail, three cast iron style radiators, two upvc double glazed sash windows over looking park.

ENSUITE DRESSING ROOM

14' 9" x 12' 2" (4.5m x 3.7m)

Andrew Williamson fitted dressing room with handsome fitted wardrobes comprising two sets of doubles, four sets of singles and a drawer unit, illuminated display cabinet, tie and belt cabinet, skirting heating, steps down to:

ENSUITE BATHROOM

Luxury finished bathroom with Alessi tub and mixer, bidet, egg design wall hung toilet, twin vanity wash hand basins, shower cubicle, heated towel rail, television with heated screen, designer radiator, two illuminated display cabinets with heated mirrors and internal

charging points, tiled walls and tiled floor with underfloor heating.

THIRD FLOOR LANDING

Loft hatch to roof void with pull down ladder, insulated and boarded.

BEDROOM 4

13' 5" x 11' 10" (4.1m x 3.6m)

Velux roof light, beamed ceiling, radiator.

BEDROOM 5

19' 0" x 13' 1" (5.8m x 4.0m)

Two velux roof lights, beamed ceiling, radiator.

SHOWER ROOM

W.c, shower cubicle, designer glass wash hand basin on matching stand, heated towel rail, full height mirrors, sky light.

SERVICES

Mains water, electricity, drainage, gas fired central heating, cat 5 wired throughout with wifi points to each level of the house. 8 definition multiplexer TV system throughout the house. Twin system Sky dish and digital terrestrial aerial. Permit parking available if required.

RATES

Rateable value £269 approx Rates payable £1008 approx.

TENURE

Freehold

POSSESSION

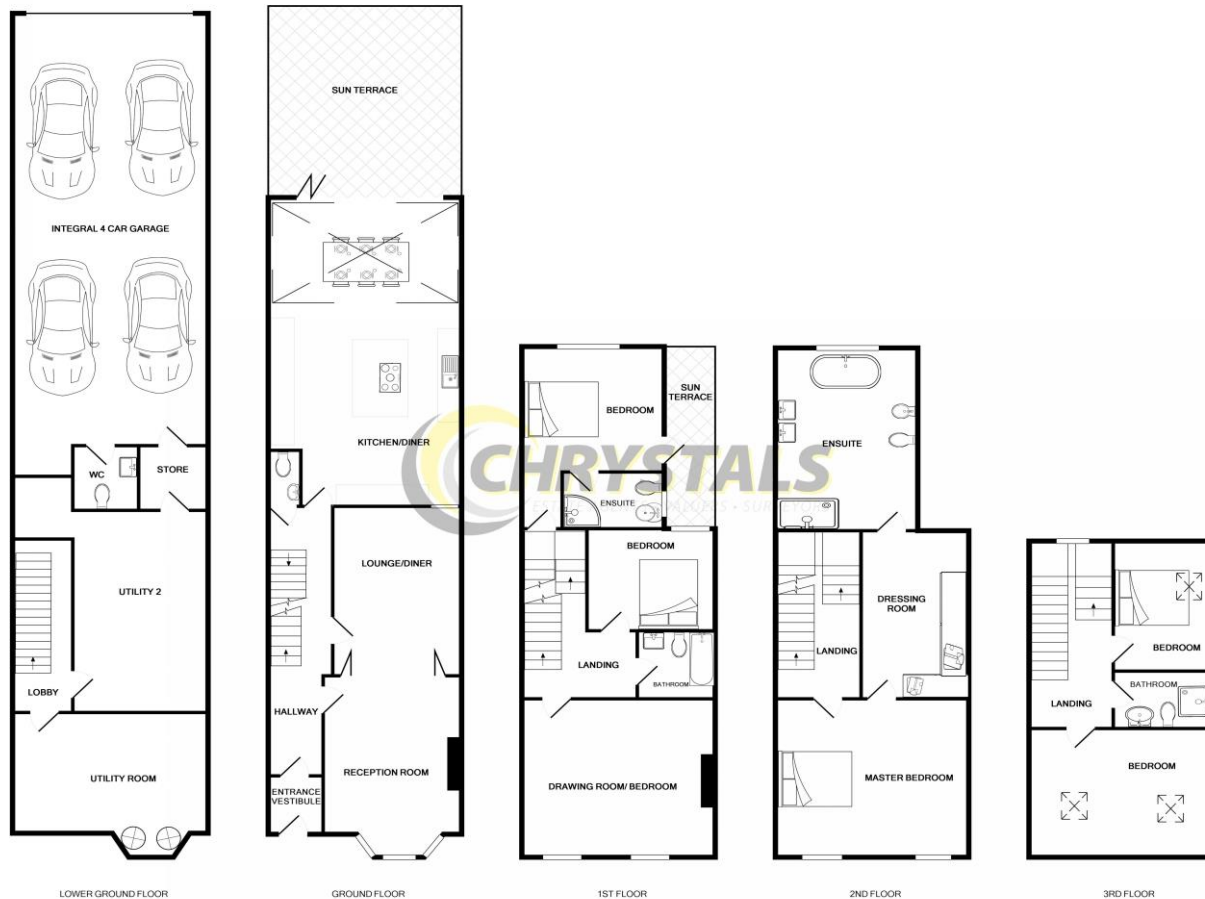
Vacant possession will be granted upon completion.

VIEWING

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







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