



10 The Abbey Woods, Douglas, Isle Of Man, IM2 5PL
Asking Price £790,000

- Prestigious Abbey Woods location close to Douglas town centre
- Extended family home offering over 2,500 sq ft
- Spacious living room with feature fireplace and garden access
- Versatile extension ideal for family or multi-generational living
- Four generous double bedrooms including principal en-suite
- Beautiful landscaped garden with countryside views and sunny aspect
- Large private driveway, utility room and integral garage



Occupying a generous plot within the prestigious cul-de-sac of The Abbey Woods on Ballanard Road, this beautifully extended family home offers over 2,500 sq ft of versatile accommodation in one of Douglas' most desirable residential locations. Just a short drive from the town centre, the property combines spacious living with a peaceful setting and stunning countryside views.

The welcoming entrance hall features a staircase to the first floor, useful storage and a convenient cloakroom/WC. The impressive living room is centred around a feature fireplace and enjoys fully glazed sliding doors opening onto the rear garden, filling the room with natural light. A large opening leads into the dining room, where a bay window provides an attractive focal point and creates the perfect space for entertaining.

The spacious kitchen is fitted with a comprehensive range of wall and base units, integrated appliances and a dining area, extending the full depth of the house. Beyond the kitchen, the thoughtfully designed extension offers exceptional flexibility and is currently arranged as a family room with direct garden access, a home office, utility room and integral garage, making it ideal for modern family life or multi-generational living.

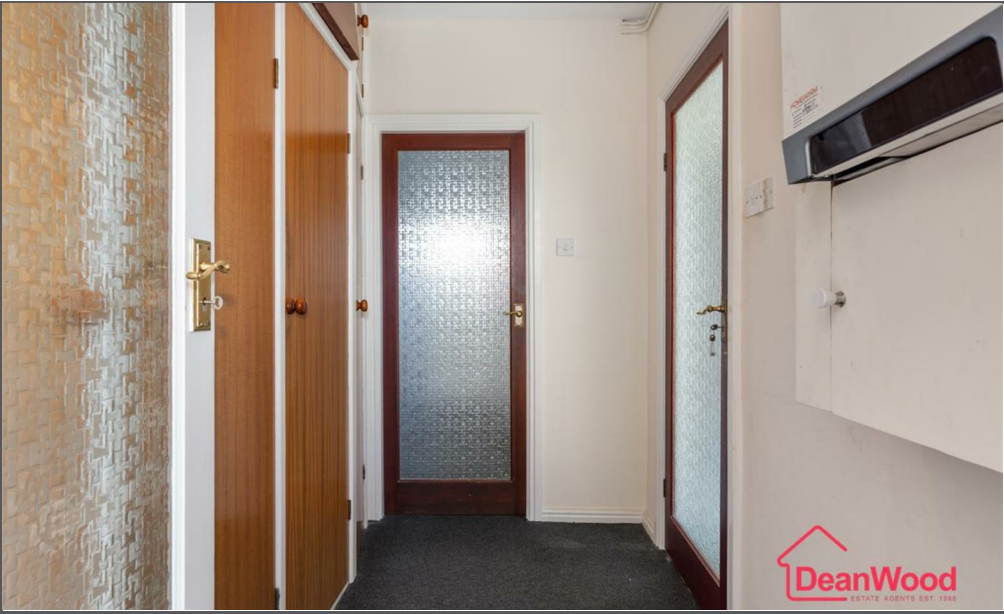
To the first floor are four generous double bedrooms, all bright and airy with excellent natural light. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a large private driveway to the front. The beautifully landscaped rear garden is undoubtedly a standout feature, offering a patio seating area, generous lawn, raised terraced seating, mature shrubs and colourful planting, all complemented by attractive countryside views and a sunny aspect, creating the perfect outdoor space for family living and entertaining.



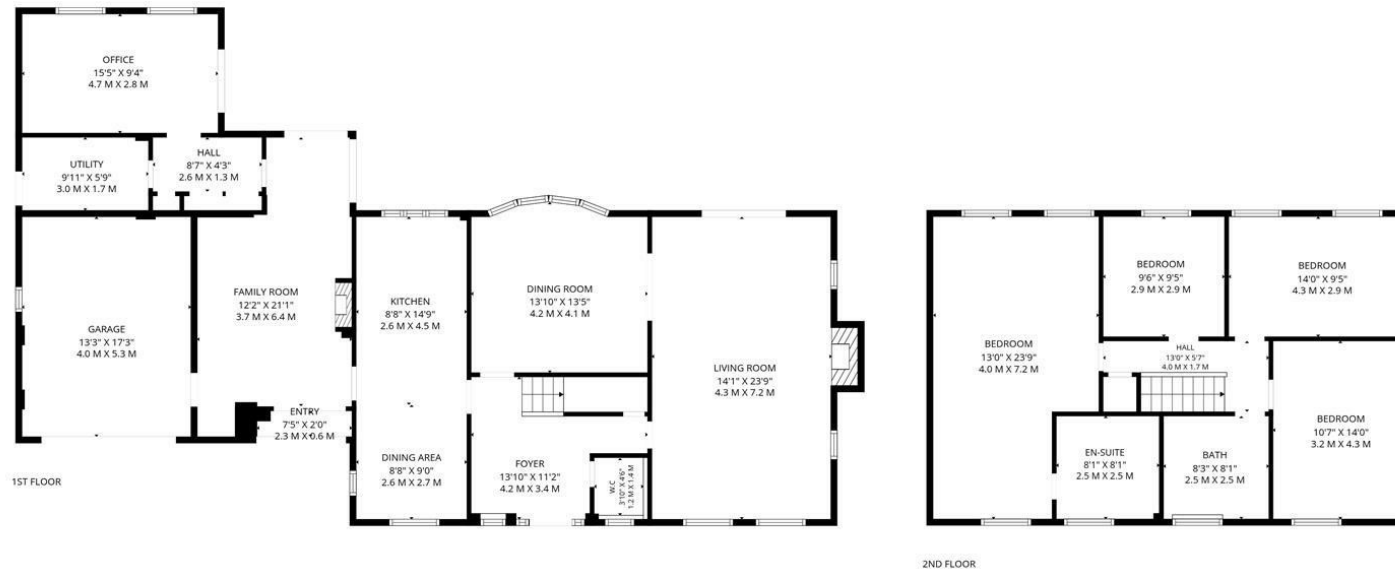












TOTAL: 2466 sq. ft, 229 m2
1st floor: 1582 sq. ft, 147 m2, 2nd floor: 884 sq. ft, 82 m2
EXCLUDED AREAS: UTILITY: 57 sq. ft, 5 m2, FIREPLACE: 12 sq. ft, 1 m2, WALLS: 178 sq. ft, 18 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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