



11 Larch Hill Grove, Onchan, Isle of Man, IM2 5NU
Asking Price £419,950

- Well-presented three-bedroom family home in a popular residential location
- Integral garage, driveway parking, utility room and ground floor WC
- Spacious kitchen/diner opening into a bright and versatile sun room
- Enclosed rear garden laid to lawn with plenty of space for children and pets
- Comfortable living room ideal for everyday family living
- Decked entertaining area perfect for summer BBQs and outdoor din



located within a sought-after and family-friendly residential location, 11 Larch Hill Grove presents an excellent opportunity to acquire a beautifully maintained three-bedroom home offering spacious and practical accommodation throughout. Conveniently located within easy reach of local schools, shops, amenities and Douglas town centre, this attractive property is perfectly suited to first-time buyers, young families or those seeking a home that is ready to move straight into and enjoy.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway leading to a bright and comfortable living room, creating the perfect space to relax and unwind. To the rear of the property is a generous kitchen/diner, providing ample room for everyday family life as well as entertaining guests. The kitchen flows naturally into the sun room, a lovely additional reception area enjoying views over the rear garden and offering a versatile space that could be used as a dining area, playroom, home office or simply somewhere to enjoy the sunshine throughout the year.

Further ground floor accommodation includes a useful utility room, a convenient WC and access to the integral garage, providing excellent storage and practicality.

To the first floor are three well-proportioned bedrooms, including two comfortable double rooms and a third bedroom ideal as a child's room, nursery or home office. These are served by a family bathroom.

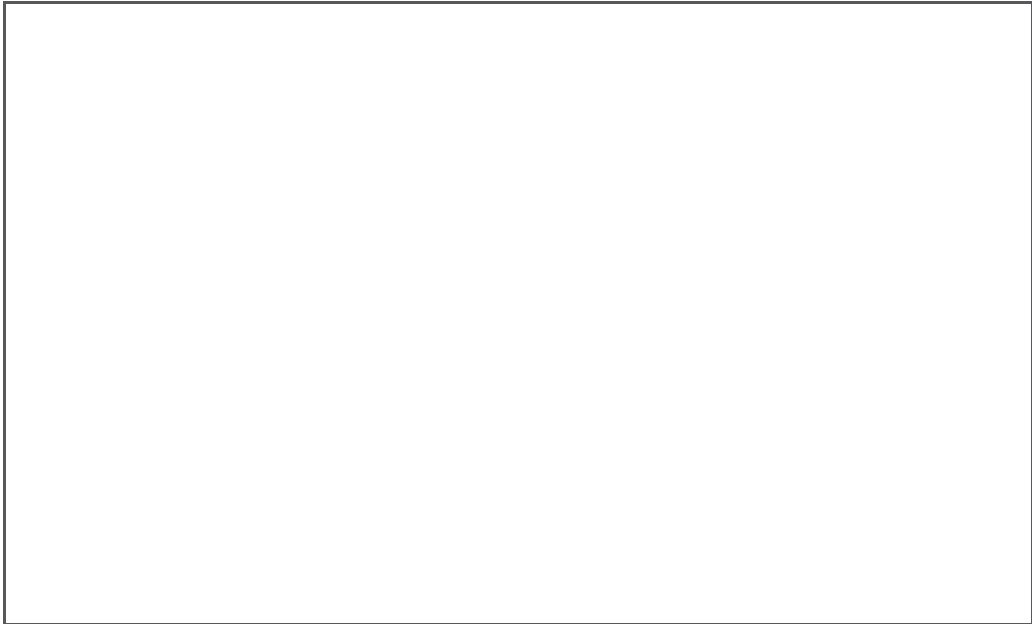
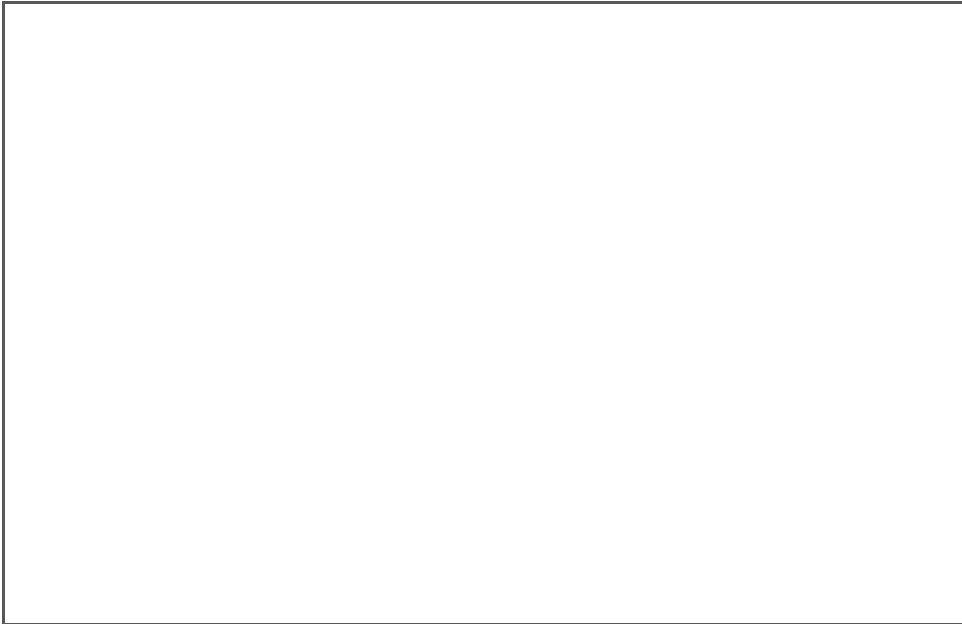
Externally, the property continues to impress. To the front there is driveway parking leading to the integral garage, whilst to the rear is a fully enclosed garden designed with both families and entertaining in mind. Predominantly laid to lawn, the garden provides plenty of space for children and pets to enjoy, while the decked seating area creates the perfect setting for summer barbecues, outdoor dining and social gatherings with family and friends.

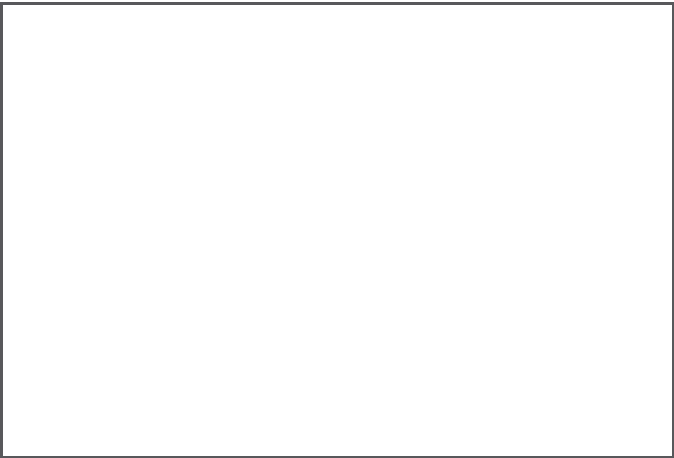








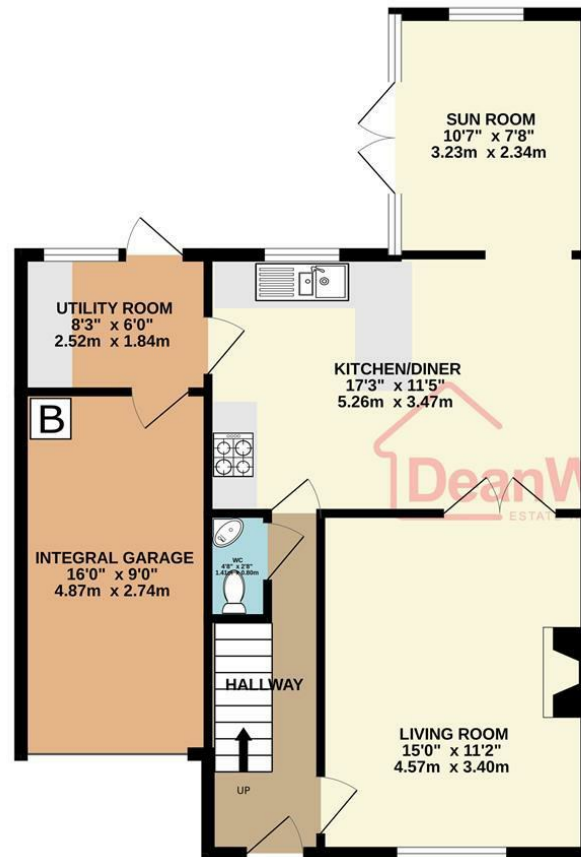




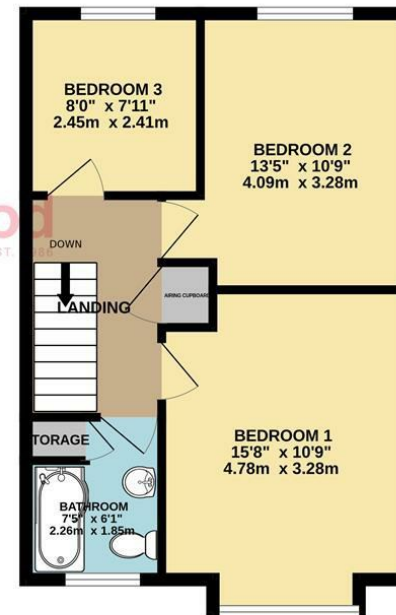
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GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 sq.m.) approx.
Not to scale-for identification purposes only
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