



North Point, The Downs, Union Mills, IM4 4NQ

Superior Approx. 3,180sq/ft Detached 4 Bed, 4 Bath Executive Style Residence Situated in a Highly Sought After & Quiet Cul-De-Sac Location Within a 5 Minute Drive of Douglas. Picturesque Countryside Views. Landscaped Front & Rear Lawned Gardens. Integral Double Garage, Attached Single Garage & Sweeping Driveway.

£879,950

Property Overview

Property Type	Detached
Receptions	3
Bedrooms	4
Bathrooms	2
En-Suites	2

Property Details

Property Type	Detached	Heating	Oil Fired Central Heating
Receptions	3		
Bedrooms	4	Windows	uPVC Double Glazed
Bathrooms	2	Front Garden	Landscaped
En-Suites	2	Rear Garden	Lawned
		Garage	Off Road Parking



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Property Description

Specification

- Approx. 3,180sq/ft detached residence situated in a quiet cul-de-sac location within a 5 minute drive of Douglas
- North Point was built around 1990. It sits in a quiet cul-de-sac of 5 similar properties with a magnificent view of the central valley
- The property is of solid brick and stone construction. The loft is partially boarded and has light and power sockets fitted
- External power and water outlets fitted to the outside of the property
- The present owners have replaced all of the windows and doors and fitted uPVC soffits and guttering
- Approached by a sweeping tarmac drive to a brick paved hard standing providing sufficient parking for several cars
- There are well-maintained gardens to the front and a South facing raised lawned garden to the rear with a 2 level patio area
- The property is connected to mains gas, water, electricity, drainage and telephone
- There is a TV distribution system to rooms on the upper and lower floors, the property is wired for Sky TV
- Kitchen fitted by Smallbone of Devizes, Utility room is plumbed for a washing machine and separate tumble dryer. Large airing cupboard and Megaflo hot water tank
- The owners have made many improvements over the years, including bathrooms and a boiler
- Most recently the front door, 2 gas fires, electric distribution board and main bedroom fitted furniture have been replaced
- The intruder alarm, property surveillance cameras and the central heating system are serviced annually
- Double and single garages, both accessed by motorised up and over doors with remote controls, with power and light connected.
- There is outside lighting to the front and back with a front floodlight
- Good level of loft insulation

Accommodation

Ground Floor

- Entrance Vestibule (approx. 9'5 x 6'0)
- Double Height Reception Hallway (approx. 18'8 x 11'9)

- Dining Room (approx. 15'7 x 13'8)
- Family Room/Home Office (approx. 15'8 x 11'10)
- Kitchen/Breakfast Room (approx. 18'1 x 13'5)
- Shower Room (approx. 9'0 x 5'7)
- Utility Room/Hallway (approx. 20'7 x 5'7)

First Floor

- Gallery Landing (approx. 17'7 x 11'10)
- Living Room (approx. 25'0 x 15'7)
- Sun Terrace (approx. 11'9 x 6'1)
- Bedroom 1 (approx. 17'8 x 16'5)
- En-Suite Bathroom (approx. 6'9 x 5'10)
- Bedroom 2 (approx. 14'7 x 13'5)
- Bedroom 3 (approx. 11'1 x 8'3)
- En-Suite Shower Room (approx. 8'0 x 4'5)
- Bedroom 4 (approx. 13'1 x 7'8)
- Family Bathroom (approx. 9'7 x 9'6)

Outside

To the front of the property there is an immaculately maintained lawned garden with a decorative rockery area. Sweeping tarmac driveway leading to a brick paved area, providing ample off road parking for several cars and access to the garages.

To the rear of the property there is a raised and enclosed lawned garden with multiple mature shrubs and a 2-level patio area. Mixture of hedged and walled boundaries. Oil bulk storage tank.

Integral Double Garage (approx. 18'1 x 16'2)

Fitted with a motorised remote controlled up and over double garage door. Power and light connected.

Attached Single Garage (approx. 21'8 x 11'0)

Fitted with a motorised remote controlled up and over single garage door. Power and light connected.

Services

All main services are connected. Oil fired central heating. uPVC double glazed throughout.

Directions

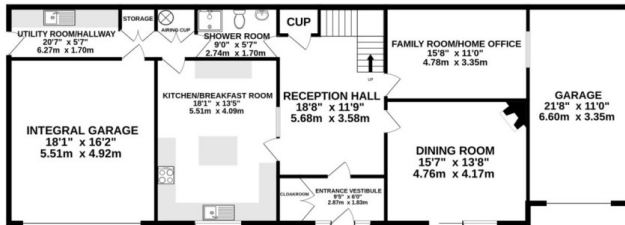
Travelling from Braddan Bridge along Peel Road in the direction of Union Mills, continue past Snugborough Trading Estate and the entrance to Ashlar Drive. Take the next left hand turning onto Cronk Road/Lhergy Cripperty and turn right, into The Downs. Bear left and continue for a short distance where the entrance to North Point can be found as the second turning on the left hand side.



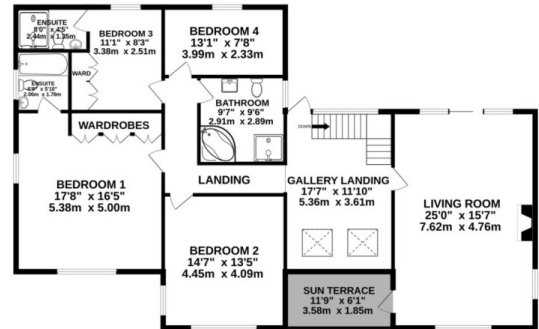




GROUND FLOOR
1643 sq.ft. (152.6 sq.m.) approx.



1ST FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



TOTAL FLOOR AREA: 3174 sq.ft. (294.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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