



41 Selborne Drive, Douglas, IM2 3NJ

An impressive semi-detached 4 bed property in good decorative order throughout. Situated in a prime sought after location. 3 Single garages & private parking for a large amount of vehicles. Air source heat pump.

£615,000

Property Overview

Property Type	Semi-Detached
Receptions	3
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Semi-Detached	Cloakroom	1
Receptions	3	Heating	Air Source Heat Pump
Bedrooms	4	Windows	Double Glazed
Bathrooms	1		Easily Maintained
En-Suites	1	Front Garden	
		Rear Garden	Rear Yard
		Garage	Off Road Parking



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Property Description

Set in one of Douglas' most sought-after residential areas, 41 Selborne Drive offers an impressive blend of space, privacy and modern comfort.

This large semi-detached property is presented in good decorative order throughout and provides generous accommodation, ideal for family living or those seeking a versatile reception space.

The home features 4 well-proportioned bedrooms, complimented by multiple reception areas that create an easy flow for both everyday living and entertaining. An air-source heat pump enhances energy efficiency, bringing modern sustainability to this established home.

One of the standout features is the exceptionally large parking forecourt with 3 single garages, a rare asset in this location, providing extensive secure parking, workshop potential, or storage for multiple vehicles.

With its combination of size, condition, and a truly enviable setting, this property represents a superb opportunity in a prime Douglas address.

Accommodation

Ground Floor

- Entrance Hallway (approx. 26'0 x 5'9)
- Lounge (approx. 28'7 x 15'2)
- Study (approx. 12'1 x 6'10)
- Kitchen/Diner (approx. 22'6 x 11'9)
- Utility Room (approx. 11'9 x 11'6)
- Sun Room (approx. 17'10 x 10'2)
- Downstairs W.C. (approx. 4'8 x 3'3)

First Floor

- Landing (approx. 16'10 x 9'7 max)
- Bedroom 1 (approx. 18'10 x 11'9)
- Walk-in Wardrobe (approx. 5'11 x 5'9)

- En-Suite Bathroom (approx. 9'2 x 8'6)
- Bedroom 2 (approx. 13'10 x 13'8)
- Bedroom 3 (approx. 14'9 x 13'8)
- Shower Room (approx. 9'1 x 5'9)

Second/Top Floor

- Bedroom 4/Loft Space (approx. 28'7 max x 13'8 max)

3 Single Garages + Large Parking Forecourt

Outside

To the front of the property there is an easily maintained gravelled yard area with a number of mature shrubs, dwarfed wall boundaries and a pillared wrought iron gate providing access to a footpath leading to the front door.

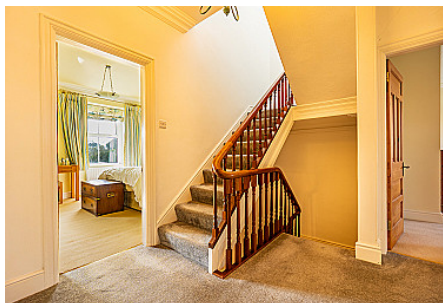
To the rear of the property there is a block paved yard area with access to a store room. Walled boundaries and a gate leading to the rear service lane and large parking forecourt area.

Services

All main services are connected. Air source heat pump. Double glazed throughout.

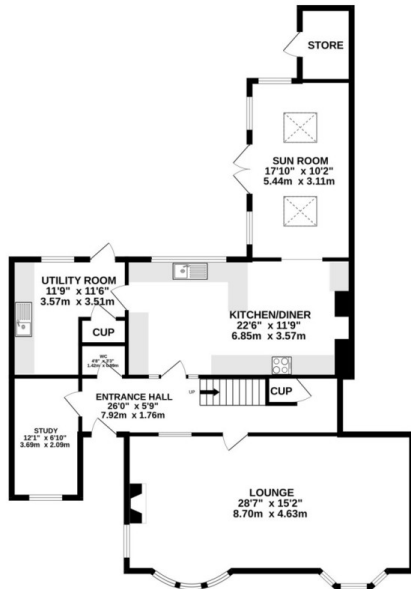
Directions

Travelling along Peel Road in the direction of the Quarterbridge, turn right at the first roundabout, onto Quarterbridge Road. Continue past the turnings for Devonshire Road and Alexander Drive and take the next right hand turning onto Selborne Drive. Follow the road for a short distance, passing Eleanora Drive, where number 41 can be found on the right hand side, clearly identified by our For Sale board.

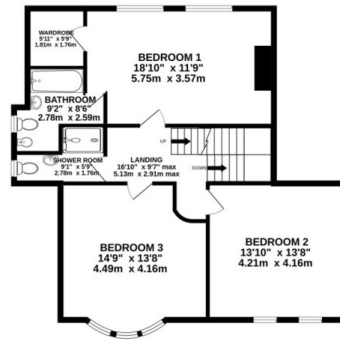




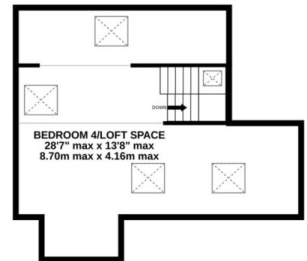
GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



2ND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 2622 sq.ft. (243.6 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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