



4 Fo Glion, Lucerne Court, Douglas, Isle of Man. IM2 6BJ

This traditionally constructed spacious detached family home has been built to exacting standards by arguably one of our Islands best builders.



£1,425,000 Freehold

PROPERTY DESCRIPTION

ACCOMMODATION This delightful spacious detached family home is located within a private sought after residential development close to bus route, supermarket, Douglas Promenade and the town centre.

The property has substantial landscaped walled gardens and an impressive pillared entrance with electric gates provides access onto a large parking apron leading to the double garage.

This delightful home has been built to exacting standards with top quality materials by arguably one of the Islands best builders.

On entering the property you are greeted by an impressive entrance hall with superb hardwood joinery and commanding galleried landing. Numerous bevelled glass double doors fill the hallway with natural light.

The accommodation on the ground floor briefly comprises of a bright and airy drawing room with study/office off, a spacious formal dining room, a spacious but cosy sitting room with a clear opening leading into a fitted kitchen with central island which in turn spills into the sunroom at the front. There is also a downstairs cloakroom and a good size utility room. Above the garage is a guest annex with open plan lounge/bedroom, modern bathroom plus dining area.

On the first floor there are four double bedrooms (2 En-Suite) plus a family bathroom. There is a South facing first floor balcony which is accessed off the impressive galleried landing. The property also enjoys distant sea views from the first floor.

Properties of this quality in this location are a rarity therefore an internal inspection is highly recommended.

FEATURES

- Highly Regarded Residential Location
- Vastly Superior Build Quality
- Close to Bus Route and Town Centre
- 4 Bedrooms plus Guest Annex
- Delightful Detached Family Home
- Large Drawing Room, Sitting Room, sun Room, Dining Room and Study
- Fitted Kitchen with Island plus Utility Room
- Superb private gardens with Carp Pond
- Viewing Highly Recommended



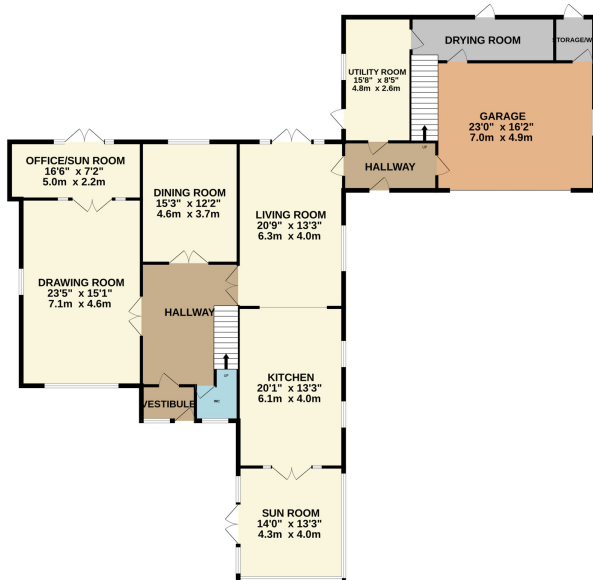
Property Images



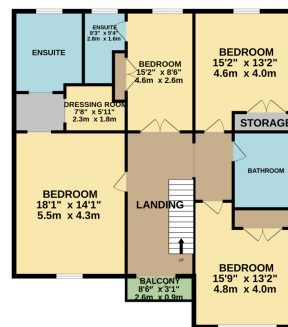
FLOORPLAN



GROUND FLOOR
2305 sq.ft. (214.1 sq.m.) approx.



1ST FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



GUEST ANNEX
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 3964 sq.ft. (368.2 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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