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55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



# WESTMINSTER DRIVE, DOUGLAS, ISLE OF MAN

## £309,950

- Attractive and spacious end terraced house
- Superbly presented throughout
- 4 Good sized bedrooms (1 En-suite shower)
- Lovely bright & airy Lounge
- Fabulous modern dining/kitchen
- Modern Fitted bathroom
- Utility room & WC
- Spacious porch & hallway
- Driveway for 2 cars
- Situated with-in walking distance to all local amenities

### Key Features

4	
2	
1	

## Full Description

This attractive and very well appointed end of terrace house offers deceptively spacious family accommodation throughout. Presented to a very high standard, the property is situated just on the outskirts of Douglas / finance sector and within walking distance to all local amenities. The property boasts a large porch & spacious hallway, 14 ft 6 formal lounge with feature multi fuel burning stove set in attractive modern fire surround, 19 ft dining fully fitted kitchen / family area with utility room and toilet off. Upstairs there are 4 good sized bedrooms ( one with en-suite Shower room and walk in wardrobe) plus a luxurious modern family Bathroom, Lovely rear garden and seating area and front block paved drive with off-road parking for 2 cars. The property has gas central heating and is fully uPVC double glazed. As the listing agent we strongly advise an internal inspection and you won't be disappointed.

The property comprises:-

### GROUND FLOOR

Block paved path and steps leading to front entrance with glazed door to -

ENTRANCE PORCH ( 6'6" - 6'4" )

Glazed frosted gable window for natural light. Ornate ceiling, built-in cupboard house the electric meter and circuit breaker fuse box. Attractive 'click' laminate flooring. Glazed panel inner door leading to -

RECEPTION HALLWAY ( 11'10" - 6'3" )

Turning staircase to upper floors. Deep set under stairs storage cupboard. Telephone connection. Doors to:-

FORMAL LOUNGE ( 14' 7" - into bay window - 12' 5" )

Lovely bright & airy room with a large Bay window giving extra light, a feature multi fuel burning stove set in attractive modern fire surround on tiled slips. Ornate ceiling & coving.TV/SAT connection. Multiple power points. Second Upvc window to front aspect adding to the natural light of the room. Twin glazed doors to

DINING/FAMILY ROOM & FITTED KITCHEN ( 19' - 13'11" )

DINING AREA:

Fabulous bright and airy room with a modern feel including inset downlighters, Ample space for dining table and chairs, Attractive tiled flooring. Twin Upvc patio doors to the rear patio and garden seating areas. Multiple power points. an attractive breakfast bar separate this room from the:

FITTED KITCHEN

Lovely kitchen that's fitted with a good range of modern white fronted base, wall & soft closing drawer units. Complementary laminate worktops incorporating a stainless steel sink unit with mixer tap and drainer. Tiled splash backs to complement.

Appliances include; Slot-in 4-ring gas hob & double oven with stainless steel filter hood above. Fridge / Freezer. Power sockets. Door to -

UTILITY ROOM:

Excellent sized room with built in linen cupboard and plumbed for washing machine. Built in cupboard housing the gas fired combi boiler serving the hot water and central heating. Tile effect flooring. Vented for dryer.

DOOR TO:

W.C.

FIRST FLOOR. LANDING:- Doors to:

BEDROOM 1 (14'2" - 11'2")

Good sized airy double bedroom with delightful bay window to the side and front aspect that provides plenty of natural light to the room. Ample space for stand alone furnishings. Telephone connection. Power points. Ornate ceiling.

BEDROOM 2 (11' 6" - 10'4")

Again bright & airy double bedroom with ample space for stand alone furnishings. Multiple power points. TV connection.

Upvc window to rear garden aspect.

BEDROOM 3 ( 10' 5" - 8')

Single bedroom with feature port hole window for extra natural light. Upvc window to side aspect. Picture rail. Power points, TV/TEL connection.

FAMILY BATHROOM:-

Fitted with a luxurious suite comprising corner shower cubicle with electric shower, Panel bath, pedestal wash hand basin and low flush toilet. Attractive fully tiled walls & flooring. Modern vertical towel warmer radiator. Ceiling down lighting, extractor. Mounted mirror cabinet. The bathroom benefits from significant natural light via 2 x upvc double glazed windows.

Stairs to:

SECOND FLOOR:

BEDROOM 4 (13'4" - 12'3")

The house benefits from an extension to the top of the creating a significant 4th bedroom with en suites.

Spacious double bedroom with doors to eaves storage areas and additional built in storage cupboard. Large dormer Upvc d/g window to rear aspect. Door to:

EN SUITE SHOWER ROOM:

Inset downlighters, fully tiled walls and flooring. The suite comprises:

Shower cubicle incorporating a thermostatic shower, Wash hand basin with vanity storage unit below, W.C. Upvc window to rear aspect.

WALK IN WARDROBE (8'11" - 5'5")

This is accessed via an open doorway.

Fitted hanging rails.





**Tenure**

Freehold

**Floor Area**

**Directions**

Heading out of Douglas up Prospect Hill, carry on along Bucks Road, proceed past the terraced shops and through the traffic lights passing Woodburn Square on your left, taking the next left into Alexander Drive. Continue along Alexander Drive and at the Wessex Garage ( EVF Station ) bear left into Westminster Terrace. Continue along Westminster Terrace which leads onto Westminster Drive where number 15 can be clearly identified by our For Sale board on the left hand side.

**Viewings**

All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624-626123 or email [info@cartermoon.com](mailto:info@cartermoon.com)

**Services**

All main services connected. Gas central heating / Double glazed throughout.

**Inclusions**

All flooring , light fittings, blinds, integrated appliances.

**Rates payable**

For up to date figures telephone the rates department on 685661

**Possession**

Vacant upon completion of sale.