



£375,000

## 10 Hilltop Rise, Douglas, IM2 2LF

Modern 3 Bed Detached Dormer Bungalow in a Pleasant Cul De Sac in a Popular Development. Easy Access to Douglas Centre with Primary School, Shops, Pub & Doctors Close By. Offered in Excellent Order Throughout Having Been Well Maintained by the Current Owners. Scope to Reconfigure the 1st Floor to Provide 3 Bedrooms Subject to PP/ Building Regs. Currently Comprising Entrance Hall, Spacious, Semi Open Plan Lounge & Dining Room. Well Designed Breakfast Kitchen with a Utility Room Off. Ground Floor Master Bedroom with Built In Wardrobes and an En Suite Shower Room. 1st Floor 2 Further Excellent Double Bedrooms Both with Walk In Wardrobes & Storage. Modern Bathroom with Shower Over the Bath. Efficient Gas Fired Warm Air Heating System. Combination of uPVC & Hardwood Windows. Large Attached Single Garage with High Level Storage. Driveway Parking for 4 Vehicles. Open Plan Front Lawn & Superb Enclosed & Established South Facing Rear Garden.



**\* AN EXCELLENT FAMILY HOME - SUITABLE FOR A WIDE RANGE OF CANDIDATES \***

## DIRECTIONS

From the Quarterbridge roundabout, head west along the Peel Road. Turn left at Braddan Bridge, just prior to the Church and continue up Saddle Road to the mini roundabout. Take the second exit onto the A6, Vicarage Road. At the second roundabout turn left into Stevensons Way and continue along, taking a right turn upon reaching Hilltop Rise. Follow the road around to the left and into the cul de sac where number 10 will be found on the right hand side, being well set back from the road.



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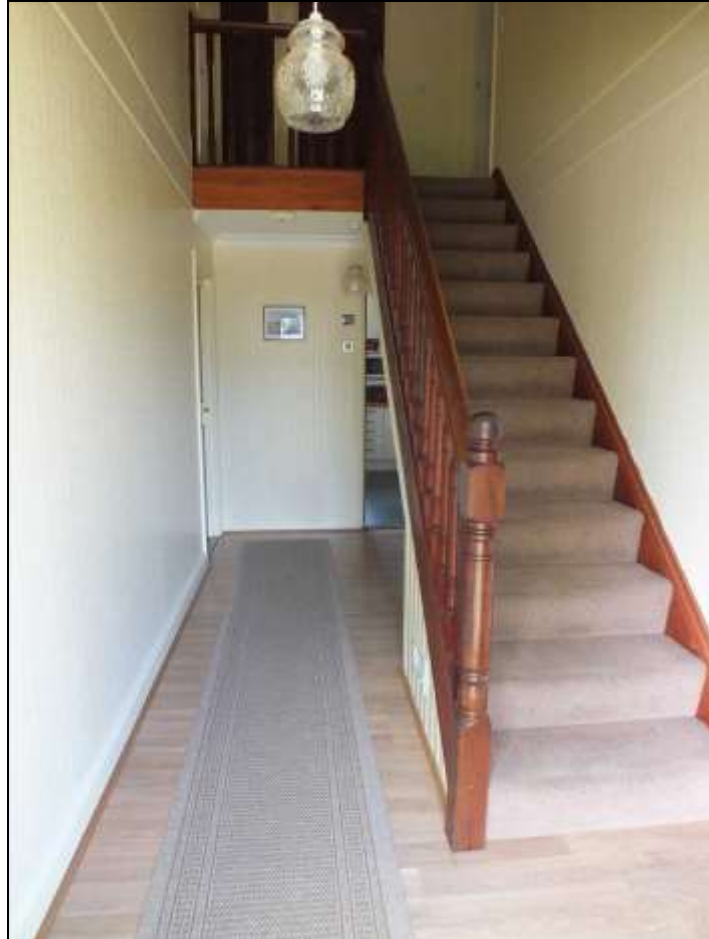
## ACCOMMODATION

Canopied porch with night lights. A Norwegian insulated hardwood door leads into the entrance hall.



## Entrance Hall

Stairs with an open area beneath, lead off to the first floor. Coved ceiling. Coat hooks. Telephone and power points. Smoke detector. Heating thermostat. Oak effect floor covering. Doors to the lounge, breakfast kitchen and Master bedroom.



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**Lounge** max 5.00m (16'5") x 3.86m (12'8")

A naturally light and spacious room with a hardwood double glazed tilt and turn window to the front. Featuring a gas fire with a tiled hearth and background together with a traditional style wooden surround. Coved ceiling and dado rail. TV, satellite and 5 amp lighting circuit. Open archway to the dining room.



### Dining Room 3.25m (10'8") x 2.84m (9'4")

A pair of Norwegian hardwood framed, double glazed insulated doors overlook and lead out to the rear garden. Ample space for a large dining table and chairs in addition to a buffet/dresser if required. Coved ceiling and dado rail.



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### Breakfast Kitchen 4.29m (14'1") x 3.38m (11'1")

A spacious and well planned room fitted with a superb range of hi gloss, cream coloured high level wall units together with deep and regular sized drawers, a carousel unit, wine rack and larder unit with contrasting wooden doors. Solid oak block work surfaces incorporate a 1 1/4 bowl stainless steel sink with a lever mixer tap. Plumbed for a dishwasher and spaces for a free standing electric cooker, a tall fridge and freezer. Niche for microwave. Stainless steel canopy extractor. Background tiling. Coved ceiling with two brushed steel spotlight fittings. A hardwood double glazed window over looks the rear garden. Tile effect floor covering. Door to the utility room.



## Breakfast Kitchen pic 2



## Utility Room 2.06m (6'9") x 1.68m (5'6")

Base unit with a laminate work surface incorporating a stainless steel circular sink with a lever mixer tap. Splash back tiling. Side uPVC window. Useful full height cupboard - ideal for cleaning items. Plumbed for a washing machine and vented above for a tumble dryer. Tile effect floor covering. Half glazed, Norwegian insulated hardwood door to the rear garden.

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**Master Bedroom** max 4.47m (14'8") x 3.33m (10'11")

A double room which has been fitted with an extensive range of furniture comprising wardrobes with shelving and hanging rails together with a matching dressing table and bedside cabinets. Coved ceiling. Wall lights. Door to the en suite shower room.



### En Suite Shower Room 2.03m (6'8") x 1.65m (5'5")

Tiled to mid height and fitted with a modern white suite of vanity unit with an inset basin and a push button flush WC. A corner cubicle with fitted aqua boarding houses a 'Mira Vigour' powerful electric pump shower. Obscure glazed uPVC window. Coved ceiling and picture rail. Tiled floor.



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## FIRST FLOOR

### Landing

Access via a hatch to a full width attic where the cold water tank is also located. Concealed 'Johnson & Starley' 'Modairflow' gas fired warm air unit which supplies the central heating and hot water. Smoke detector.

*NB Please see notes provided by the home owner which explain the central heating system and it's benefits.*

### Bedroom 2 3.89m (12'9") x 3.48m (11'5") plus dormer

A generous double room which could easily accommodate a 6ft bed if required. Front uPVC dormer window. Ample space and height for free standing furniture. Coved ceiling. Oak effect, laminate floor covering. TV and satellite points. Doors to the walk in wardrobe and store room.

*NB Great potential to reconfigure this side of the first floor to create two bedrooms subject to the required permissions.*





Bedroom 2 cont'd



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[Walk In Wardrobe](#) 1.90m (6'3") x 1.73m (5'8")

Fitted with shelving and hanging rails. Light.

[Bathroom](#) 2.24m (7'4") x 2.49m (8'2") into dormer

A light and spacious room fitted with a modern white suite comprising push button flush WC, a built in vanity unit with a storage niche and top mounted circular basin, together with a panelled bath with a glazed screen and aquaboard surround with a 'Bristan' powerful electric pump shower over. The remainder of the room is tiled to mid height with an obscure glazed uPVC dormer window. Coved ceiling. Tiled floor.



**Bedroom 3** 3.51m (11'6") x 3.38m (11'1") plus dormer

A further generous double room with a uPVC dormer window to the front. Ample space and height for free standing furniture. TV and satellite point. Door to the walk in wardrobe and airing cupboard. Oak effect floor covering.



**Walk In Wardrobe** 1.70m (5'7") x 1.70m (5'7")

Fitted with shelves and hanging rails. Light.

**Airing Cupboard** 1.73m (5'8") x 1.52m (5'0")

Hot water cylinder. Slatted shelving. Light.

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## OUTSIDE

### Front Garden

A generous open plan lawn with hedging to one side. A driveway provides comfortable parking for four cars and leads directly to the garage. Pathway and gate to the rear garden.



[Attached Garage](#) 5.13m (16'10") x 3.84m (12'7")

Having an up and over door and high level storage space. Built in shelving. Light and power. Telephone point. Consumer unit. Gas meter.

## Rear Garden

A fully enclosed and lawned garden which enjoys a good degree of sunshine. Well fenced with mature, colourful shrubs and bushes to the borders. Large patio and a concrete pathway which leads around to a further paved area behind the garage. Raised bed. External lighting.



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## Rear Garden





**Services** All mains services are installed. Gas fired, warm air heating system – see additional notes about the system which have been provided by the vendor.

**Tenure** Freehold

**Rateable Value** For further information please contact the rates department on (01624) 685661.

**Viewings** Strictly by appointment with the Agent Quayles Limited.

NOTES:



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## FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 988 SQ. FT.  
(91.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1516 SQ. FT. (140.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, doors 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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1ST FLOOR  
APPROX. FLOOR  
AREA 527 SQ. FT.  
(49.0 SQ. M.)

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All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.