



37 Cedar Walk, Douglas, IM2 5NH

Beautifully presented detached 3 bed home, offering a stylish turn-key interior throughout. Conveniently located within a short drive of local schools, Nobles Hospital & a range of amenities. Sleek high gloss kitchen, modern shower room & bright living spaces. Lawned front garden, enclosed rear patio garden & driveway.

£435,000

Property Overview

Property Type	Detached
Receptions	2
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Detached	Cloakroom	1
Receptions	2	Heating	Gas Fired Central Heating
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Patio Garden
		Garage	Driveway



Orry-James Creane

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Property Description

37 Cedar Walk is a beautifully presented detached 3 bed home, offering a stylish and contemporary turn-key interior throughout. Immaculately maintained and finished to an exceptionally high standard, the accommodation includes a sleek high gloss white kitchen, modern shower room and bright, welcoming living spaces.

Externally, the property benefits from a lawned front garden, private driveway and an enclosed rear patio garden which can be accessed from the sun room, providing an ideal space for outdoor dining and summer entertaining. Conveniently located within a short drive of local schools, Nobles Hospital, and a range of everyday amenities. 37 Cedar Walk offers a wonderful opportunity to enjoy modern, comfortable living in a home that is ready to be enjoyed from day one. To arrange a viewing, please call Cowley Groves on 01624 625888 (option 1) or email douglas@cowleygroves.com.

Accommodation

Ground Floor

- Entrance Hallway (approx. 15'10 x 10'2)
- Open Plan Living/Dining Room (approx. 16'0 x 12'5 & 11'1 x 10'6)
- Sun Room (approx. 20'1 x 9'6)
- Kitchen (approx. 13'6 x 9'3)
- Bedroom 3/Study (approx. 10'6 x 10'2)
- Utility Room/W.C. (approx. 6'2 x 5'10)

First Floor

- Landing (approx. 6'5 x 6'3)
- Bedroom 1 (approx. 20'1 x 8'8)
- Bedroom 2 (approx. 14'6 x 9'5)
- Shower Room (approx. 10'4 x 7'9)

Outside

To the front of the property there is an immaculately maintained lawned garden with a fenced boundary to one side. Paved driveway providing off road parking for one vehicle, with a step down to the footpath leading to the front door.

To the rear of the property there is an enclosed and private patio area with walled boundaries which can be accessed from the sun room, creating an ideal space for outdoor entertaining.

Services

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

Directions

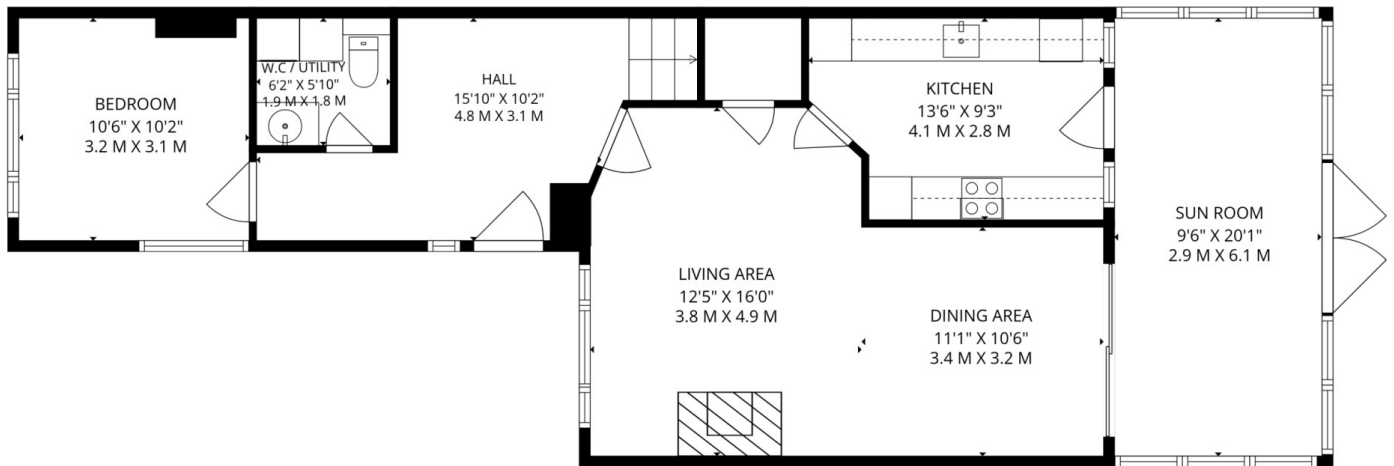
Travelling from the Bray Hill traffic lights junction, continue onto Ballanard Road and proceed to the roundabout junction. Turn left, onto Johnny Watterson's Lane, and continue down the hill, taking the first right hand turning into Cedar Walk. Proceed past the entrance to Cherry Walk and the Larch Hill entrance, where number 37 can be found as the next property on the left hand side, clearly identified by our For Sale board.





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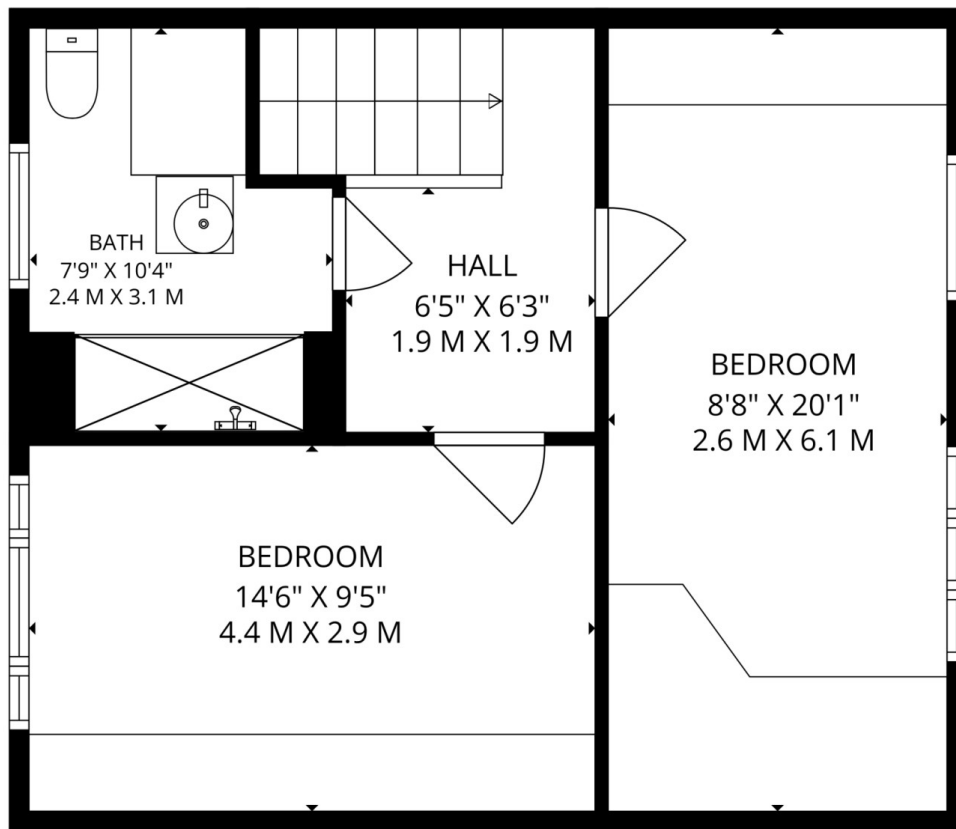


Total: 1402 sq. Ft, 130 m2

Ground Floor: 930 sq. Ft, 86 M2, 1st Floor: 472 sq. Ft, 44 m2

Excluded Areas: Walls: 135 sq. Ft, 13 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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