



Huxley, 37 Westminster Drive, Douglas, IM1 4EJ

Spacious terraced 4 bed family home arranged over 3 floors & ideally positioned for Ballakermeen High School. Offering generous living accommodation throughout, the property features a newly fitted kitchen, together with a large enclosed lawned garden, providing an excellent space for outdoor entertaining.

£380,000

Property Overview

Property Type	Terraced
Receptions	3
Bedrooms	4
Bathrooms	1

Property Details

Property Type	Terraced	Heating	Oil Fired Central Heating
Receptions	3		uPVC Double Glazed
Bedrooms	4	Windows	
Bathrooms	1	Front Garden	Patio Garden
		Rear Garden	Lawned
		Garage	On Road Permit Parking



Leah Drinkwater

Residential Sales

ldrinkwater@cowleygroves.com

01624 625888

Property Description

Accommodation

Ground Floor

- Entrance Porch (approx. 6'6 x 3'5)
- Entrance Hallway (approx. 11'3 x 7'7 & 6'6 x 3'7)
- Living Room (approx. 14'1 x 12'11)
- Dining Room (approx. 12'7 x 11'10)
- Sun Room (approx. 8'6 x 7'6)
- Utility Room (approx. 8'1 x 7'7)
- Newly Fitted Kitchen (approx. 16'8 x 5'11): Newly fitted in 2025, along with a new uPVC double glazed door to the rear.

First Floor

- Landing (approx. 7'9 x 3'0)
- Bedroom 1 (approx. 12'5 x 10'7)
- Bedroom 2 (approx. 12'2 x 10'7)
- Bedroom 3 (approx. 8'10 x 8'4)
- Family Bathroom (approx. 8'10 x 8'1)

Second/Top Floor

- Bedroom 4 (approx. 18'1 x 17'7)

Outside

To the front of the property there is an easily maintained patio garden area with a small tree to the centre. Dwarf walled boundaries with gated access to the footpath and steps leading up to the front door. On-road permit parking.

To the rear of the property there is a good size private and enclosed lawned garden. Gravelled area with ample space for a greenhouse. Multiple mature shrubs and trees, including an apple tree, line the garden and create a peaceful setting.

Attached Storage Room (approx. 10'6 x 8'3)

Accessed from the rear yard.

Services

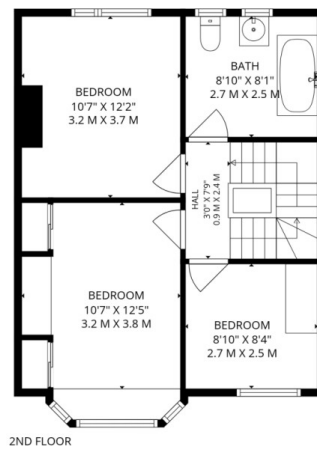
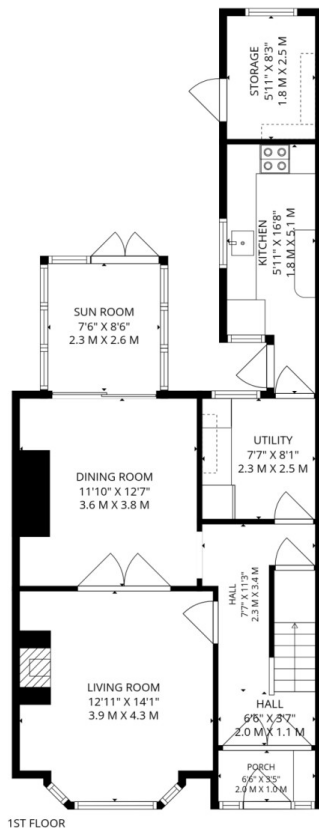
All main services are connected. Oil fired central heating. uPVC double glazed throughout. Fire escape window newly fitted in the last 3 years.

Directions

Travelling from the Quarterbridge, continue onto Quarterbridge Road in the direction of Bray Hill, and take the second right hand turning onto Alexander Drive. Follow the road up and continue to the Wessex Garage, taking a right onto Westminster Terrace. Follow the road along, onto Westminster Drive and continue past the turning for Ballabrookie Way, where Huxley can be found a short distance along on the left hand side, clearly identified by our For Sale board.





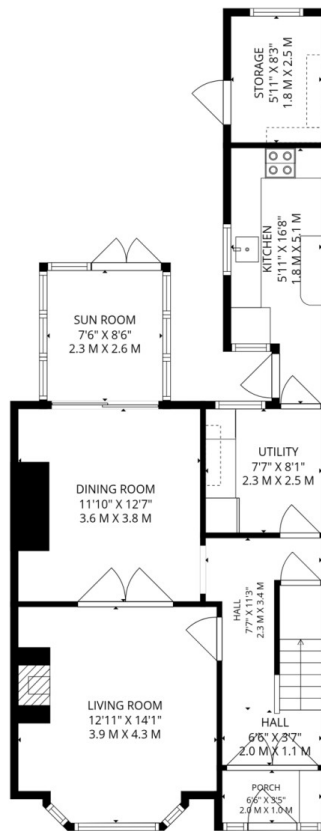


Total: 1332 sq. Ft, 123 m2

1st Floor: 593 sq. Ft, 55 M2, 2nd Floor: 510 sq. Ft, 47 M2, 3rd Floor: 229 sq. Ft, 21 m2
Excluded Areas: Porch: 22 sq. Ft, 2 M2, Utility: 61 sq. Ft, 6 M2, Storage: 49 sq. Ft, 5 M2,
Low Ceiling: 90 sq. Ft, 8 M2, Walls: 131 sq. Ft, 12 m2

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



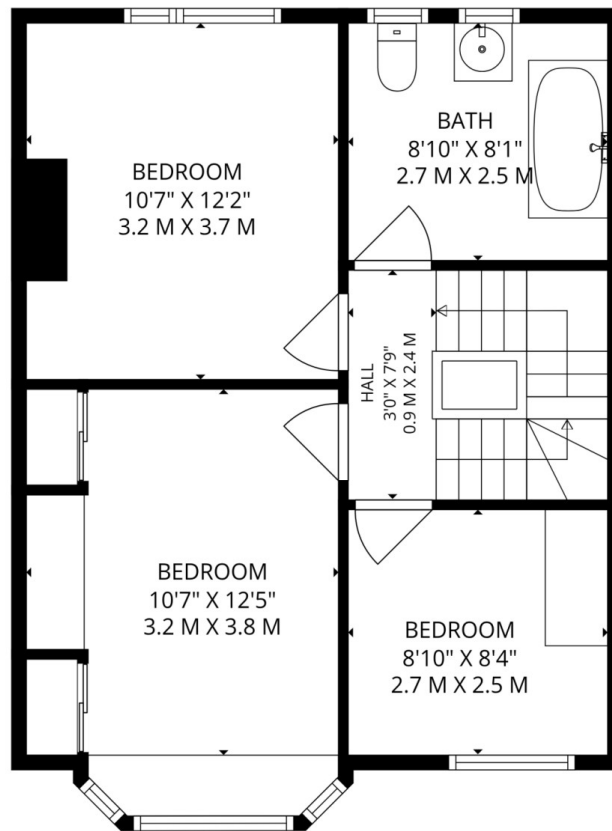


Total: 1332 sq. Ft, 123 m2

1st Floor: 593 sq. Ft, 55 M2, 2nd Floor: 510 sq. Ft, 47 M2, 3rd Floor: 229 sq. Ft, 21 m2
Excluded Areas: Porch: 22 sq. Ft, 2 M2, Utility: 61 sq. Ft, 6 M2, Storage: 49 sq. Ft, 5 M2,
Low Ceiling: 90 sq. Ft, 8 M2, Walls: 131 sq. Ft, 12 m2

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



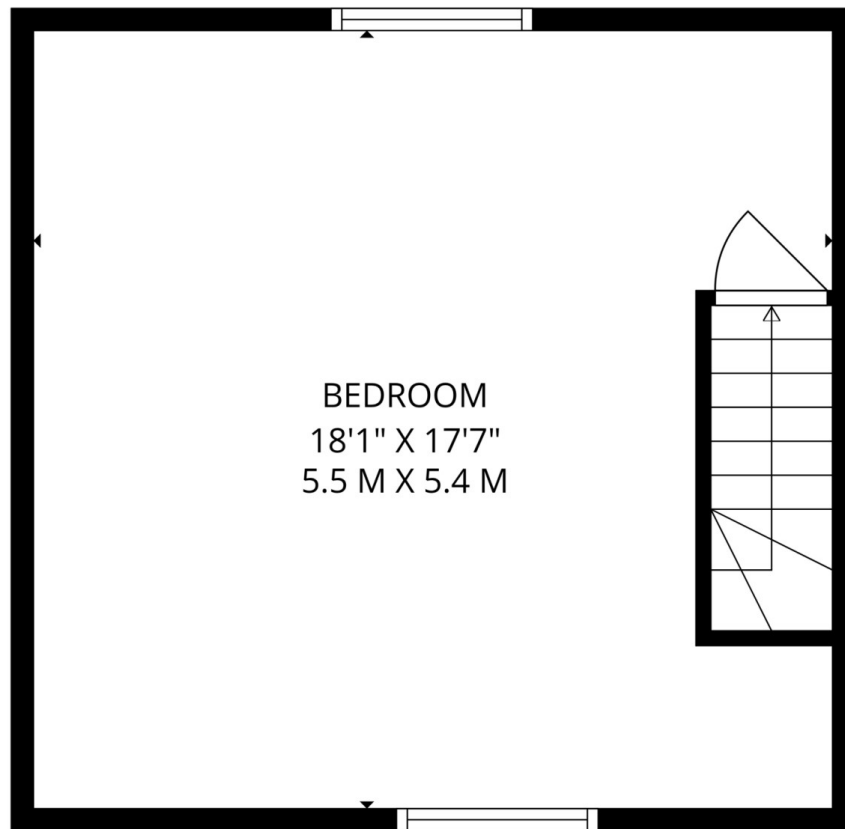


Total: 1332 sq. Ft, 123 m2

1st Floor: 593 sq. Ft, 55 M2, 2nd Floor: 510 sq. Ft, 47 M2, 3rd Floor: 229 sq. Ft, 21 m2
 Excluded Areas: Porch: 22 sq. Ft, 2 M2, Utility: 61 sq. Ft, 6 M2, Storage: 87 sq. Ft, 8 M2,
 Low Ceiling: 90 sq. Ft, 8 M2, Walls: 158 sq. Ft, 15 m2

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





Total: 1332 sq. Ft, 123 m2

1st Floor: 593 sq. Ft, 55 M2, 2nd Floor: 510 sq. Ft, 47 M2, 3rd Floor: 229 sq. Ft, 21 m2
 Excluded Areas: Porch: 22 sq. Ft, 2 M2, Utility: 61 sq. Ft, 6 M2, Storage: 87 sq. Ft, 8 M2,
 Low Ceiling: 90 sq. Ft, 8 M2, Walls: 158 sq. Ft, 15 m2

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

