

1-4 Crellins Court

Grosvenor Road

Douglas

Prices from £549,950



**Absolutely Stunning Brand New Build End Terraced Executive House
Situated in a Fabulous Central but Quiet Residential Location
Views Over Douglas Crown Bowling Green**

Accommodation Comprises:

Large Open Plan Living Room with Exquisite Fully Fitted Modern Kitchen
Downstairs WC

Master Bedroom with Ensuite Shower Room and Walk in Wardrobe

3 Further Double Bedrooms (1 with Ensuite and Nursery / Crib Room Off
Stunning Modern Bathroom

Study

Front Dwarf Walled Astro Turfed Garden

Parking at Rear for up to 4 Vehicles (Can be Sectioned off to Create a Sun Terrace Area and 2 Parking Spaces)

Gas Fired Central Heating (Dual Zoned) With Underfloor Heating to Ground Floor .

uPVC Double Glazing Throughout (Sliding Sash to the Front of the Property)

The Property Benefits from Cat 6 Data Cabling Throughout, High End and Totally Effective Sound Proofing
Between Houses and Between Floors and Walls Internally .

The Price is to Include all Furnishings as seen at the Point of Viewing (This Applies to Show House Only)

Number 2,3&4 all Available at £579,950 (Exact Spec as Number 1 with Slight Variation in Kitchens and Flooring)

These are to be Sold Unfurnished .

All Properties come with the Comfort of a 10 Year NHBC Warranty

No Onward Chain

Directions -Travelling up Prospect Hill Continuing along Bucks Road, turn left into Kensington Road just before the Rosemount Traffic lights and then Immediate left again onto Raphael Road and then right onto Grosvenor Road where this development can be located on the left hand side at the end of the cul-de-sac.



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024