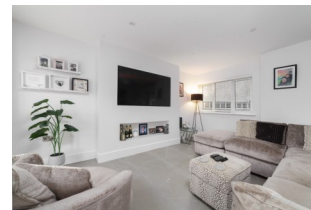
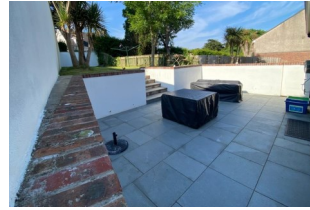


**3 Harcroft Meadow, Douglas, IM2 1PF**

**Asking Price £499,950**



**Suberb extended and totally modernised with many high spec features**

**Exquisitely presented throughout and situated in a popular residential location**

**Property comprises:**

**Entrance hallway with modern 2 piece wc off**

**Large 19 foot Lounge with feature media wall**

**Family Room / Home Office Area off Lounge**

**Well appointed and vast dining kitchen with a beautiful modern fully fitted kitchen**

**Master bedroom with ensuite shower room**

**3 further bedrooms (2 with ensuites) plus modern family bathroom**

**Single integral garage with drive in drive out driveway**

**Lovely private well maintained rear garden**

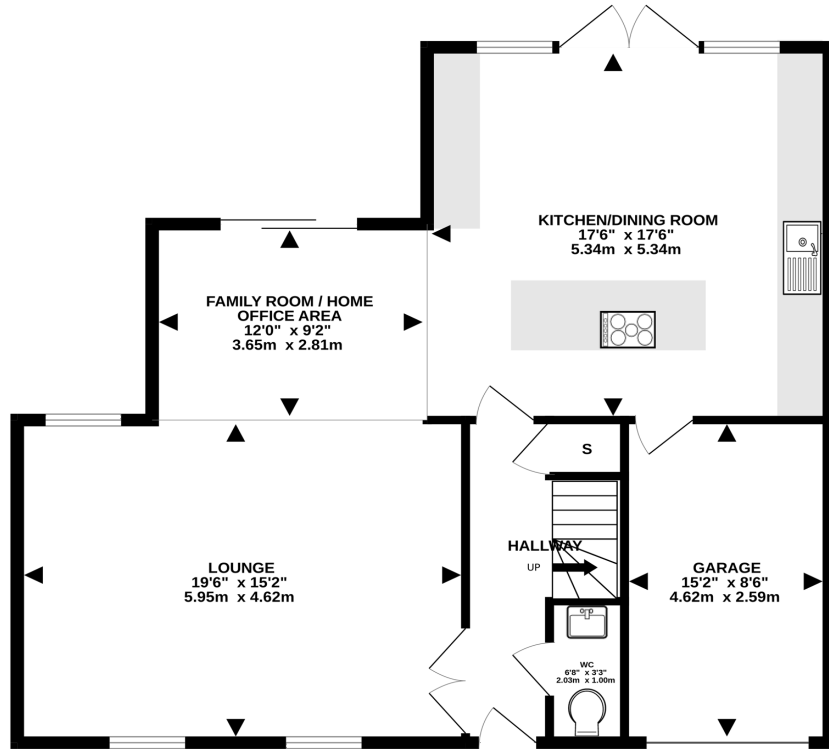
**uPVC double glazed throughout**

**Gas fired central heating also benefitting from underfloor heating to the whole ground floor.**

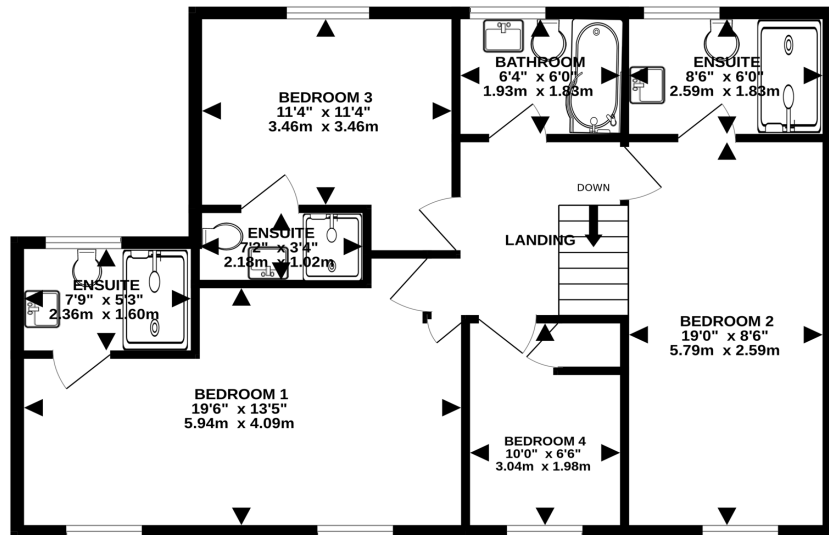
Travelling out of Douglas along the Peel Road, turn left at the QB on to the New Castletown Road, proceed through first set of lights taking next right on to Harcroft Meadow where the property can be identified by our For Sale board.



GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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