



## 23 Norwood Drive, Douglas, Isle of Man. IM2 5HN

Very well presented semi-detached home located on a quiet residential cul-de-sac in Douglas. 23 Norwood Avenue offers generous accommodation, modern fixtures and fittings plus a superb lawned garden with al-fresco dining area.



£367,500 Freehold

## PROPERTY DESCRIPTION

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Welcome to 23 Norwood Drive, Douglas. A superb example of a modernised and well maintained three bedroom semi detached home which is ready to walk into. The property is nestled in a highly regarded and quiet Cul-de-sac location offering easy access to all Douglas has to offer including walking distance to primary and secondary schools, as well as local shops and green spaces, and excellent public transport links.

As you arrive at the property you will find a large brick paved driveway providing parking for numerous vehicles. There is also a small lawned garden to front and the boundaries are marked by evergreen hedging providing privacy for its residents.

Stepping into the property you are greeted by a bright and airy entrance hallway with an arched window on the gable end providing plenty of natural light. There is a generous cloak cupboard to front plus a downstairs toilet which has recently been re-tiled.

The lounge, which overlooks the front garden, is a great size and features an open fire alongside plenty of original features including picture rail, deep coving and high skirting boards. A larger than average window provides plenty of natural light and catches some spectacular sunsets.

One of the stand out features of this lovely property is the open plan kitchen/diner. Combining modern living and a great space for entertaining it really ticks a lot of boxes. The kitchen is fitted with modern shaker style units with butcher's block worktops above, and plenty of cupboards for storage space. There is a Belfast sink with central mixer tap, dishwasher, fan assisted oven and ceramic hob, additional white goods may be available by separate negotiation. The dining room sits eight comfortably and enjoys a pleasant sunny outlook over the rear garden.

Moving upstairs, there are two very generous double bedrooms with ample space for wardrobes, bedside cabinets and dressing tables, again with plenty of original features. There is also a single bedroom which is currently utilised as a study/dressing room but would also make a great children's bedroom or nursery. The room easily holds a single/day bed or bunk beds and furniture.

A spacious bathroom provides a large P-shaped bath with shower over, as well as heated ladder radiator, toilet and sink. A good sized storage cupboard also houses the boiler.

Note that due to the layout of the property there is the option to convert the loft to provide additional accommodation subject to relevant permissions (this has been done successfully in other properties on the street). The large, sunny loft space is boarded providing plenty of storage space, with two large Velux windows providing beautiful views across Douglas and the countryside, and drop-down ladder staircase. It is sizeable, allowing space to easily walk around up there.

To the rear of the property is a flat, fully enclosed private lawned garden which enjoys sun from early in the morning through to the evening due to its orientation, a perfect place to relax at the weekends or after a long day at work. As well as new fencing, there is also a large timber Pagoda, ideal for entertaining (in the process of being finished with gravelled frontage), large sunny patio which is ideal for dining, and secure gated access back onto the driveway. Outside tap and electricity supply to the rear. Storage shed included in the sale.

Sold with no onward chain

### FEATURES

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- Immaculate Semi-Detached Home
- Highly Regarded Cul-de-Sac
- Large Lounge with Open Fire
- Impressive Open Plan Kitchen/Diner

- 3 Bedrooms plus Modern Bathroom
- Spacious Rear Garden with Pagoda
- Large Brick Paved Driveway
- No Onward Chain

# Property Images

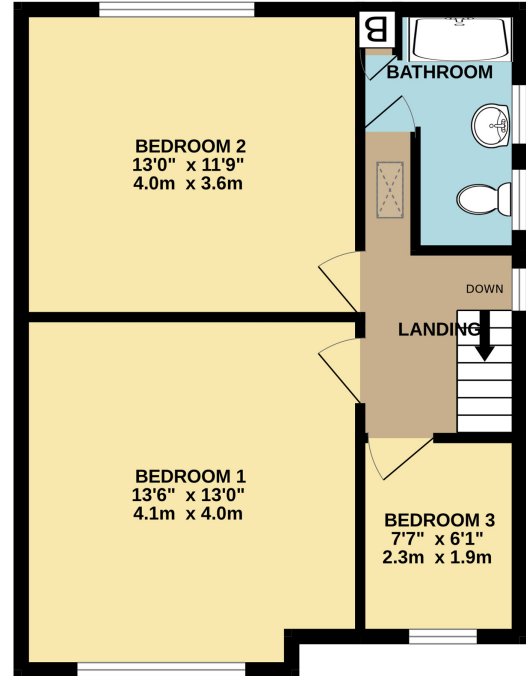
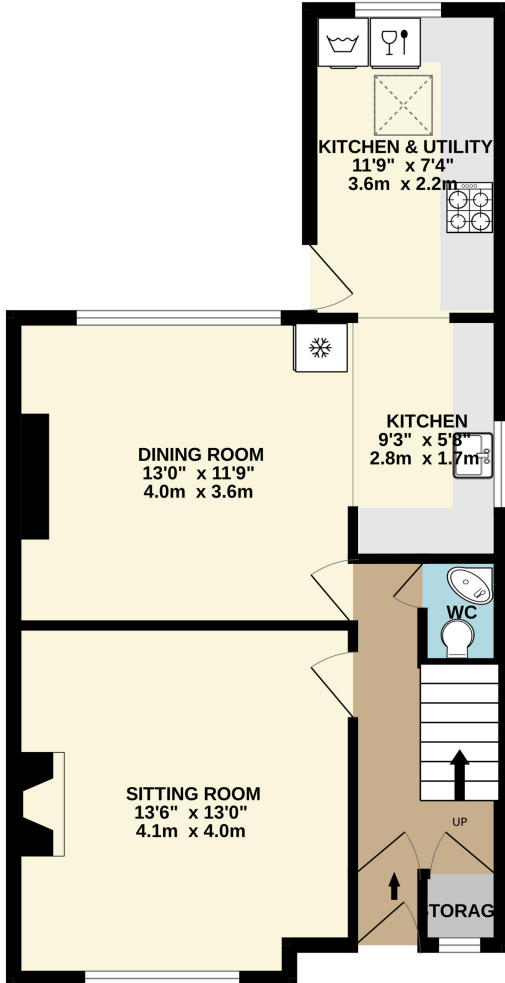


# FLOORPLAN



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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