



1 Crellins Court, Grosvenor Road, Douglas, IM1 3AU

Asking Price £525,000

This brand new development in Douglas offers four spacious three-story townhouses situated at the end of a peaceful cul-de-sac in the heart of the town center. The developers have meticulously designed these townhouses to seamlessly blend with the existing Victorian architecture. At first glance, they could easily be mistaken for traditional Victorian homes. The properties are not only built with modern materials but also adhere to exacting standards. They boast a very high level of specification, including increased thermal insulation beyond standard requirements. The townhouses feature efficient gas-fired underfloor heating and a pressurized hot water system, ensuring comfort and convenience for residents. Each townhouse comprises a large open-plan lounge, a well-fitted breakfast kitchen, four bedrooms, three bathrooms, an additional office, and a nursery. The front gardens are laid with Astroturf for easy maintenance, and harlequin flagged pathways enhance the overall appeal. The boundary walls and railings at the front entrance maintain a Victorian feel, contributing to the high-end quality of these properties. In summary, these townhouses offer a harmonious blend of Victorian charm and modern comfort, making them an attractive choice for residents seeking a central location in Douglas.

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LOCATION

From the Rosemont traffic lights travel south along Bucks Road and turn right onto Kensington Road. Take the next right onto Raphael Road and right again onto Grosvenor Road and the property can be found at the end of the cul de sac.

VESTIBULE

HALL Cloakroom.

OPEN PLAN LOUNGE/KITCHEN/DINER

FIRST FLOOR

BEDROOM 12' 0" x 10' 0" (3.65m x 3.05m)

ENSUITE

BEDROOM 12' 0" x 8' 8" (3.65m x 2.64m)

ENSUITE

SECOND FLOOR

BEDROOM 11' 8" x 10' 0" (3.55m x 3.05m)

BATHROOM

BEDROOM 11' 8" x 10' 3" (3.55m x 3.12m)

OFFICE 5' 8" x 5' 6" (1.73m x 1.68m)

OUTSIDE

Astroturf to front. Paved area to rear for parking.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.



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POSSESSION

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