



65 Harcroft Meadow
New Castletown Road, Douglas
Isle Of Man

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&co.

Asking Price: £355,000



65 Harcroft Meadow New Castletown Road

Douglas, Isle Of Man

Tenure: Freehold

- A beautifully presented semi-detached home
- Conveniently situated within easy reach of schools, local amenities, parks, public transport, and Douglas city centre.
- A stylish turnkey property, perfect for first-time buyers or young families
- Lounge, modern dining kitchen and conservatory
- Downstairs Wc
- Three bedrooms and family bathroom
- Open front lawn and private rear garden and patio area
- uPVC double glazing and gas-fired central heating

Entrance Hall

Composite front door opening into a spacious entrance hall with stairs leading to the first floor. There is a useful understairs storage area, ideal for coats and shoes, together with practical laminate wood flooring. Modern décor creates a bright and welcoming first impression, setting the tone for the rest of the property.

Wc

A practical ground floor cloakroom fitted with a WC and wash hand basin. The room benefits from a uPVC window providing natural light, together with laminate wood flooring and part-tiled walls for a clean, low-maintenance finish.

Lounge

A good-sized lounge enjoying a pleasant front aspect through a large uPVC window, allowing plenty of natural light to fill the room. Attractive laminate wood flooring continues throughout the ground floor living space, offering both style and practicality, particularly for families with children or pets. Double doors open through to:

Dining Kitchen

A stylish fitted kitchen comprising a range of wall and base units in a timeless white shaker style, complemented by contrasting wood-effect worktops incorporating a 1½ bowl stainless steel sink and drainer. Integrated appliances include a four-ring electric hob with extractor hood over, electric oven below, and an integrated dishwasher. There is plumbing for a washing machine, space for a tumble dryer, and room for a large American-style fridge freezer. The kitchen also offers ample space for a family dining table and chairs, creating the perfect setting for family meals and everyday living. Finished with attractive laminate wood flooring and black tiled splashbacks, the room enjoys a modern yet practical feel. A wall-mounted gas-fired central heating boiler is neatly positioned within the room. Sliding patio doors open into the conservatory.





Conservatory

A good sized conservatory enjoying pleasant views over the private rear garden.

Landing

Loft access with pull down ladder leading to a fully boarded loft with lighting, providing excellent storage space.

Bedroom 1

A spacious and stylish double bedroom featuring fitted wardrobes with a combination of hanging space and shelving. A large front-facing uPVC window floods the room with natural light and is complemented by fitted blinds. Further benefits include a television point and contemporary laminate wood flooring, creating a modern and inviting atmosphere.

Bedroom 2

A well-proportioned second bedroom featuring fitted wardrobes that provide excellent hanging and shelving space. The room is tastefully decorated in a modern style, complemented by attractive laminate wood flooring. A large rear-facing uPVC window with fitted blinds overlooks the garden, creating a bright and welcoming space that is ideal for children, teenagers, or guests.



Bedroom 3

A versatile single bedroom that would also make an ideal home office or study. The room benefits from a front facing aspect and offers ample space for either a single bed or home office. Contemporary décor and attractive laminate wood flooring create a bright atmosphere, while a useful over-stairs storage cupboard, conveniently positioned behind the door, provides additional storage.

Bathroom

A contemporary family bathroom fitted with a modern white suite comprising a panelled bath with shower over and waterproof mermaid board surround, WC, and wash hand basin set within a stylish vanity unit with generous storage drawers below. An illuminated mirror adds a touch of luxury, while a large storage cupboard provides excellent additional space. The room is finished with practical laminate wood flooring and benefits from an extractor fan.

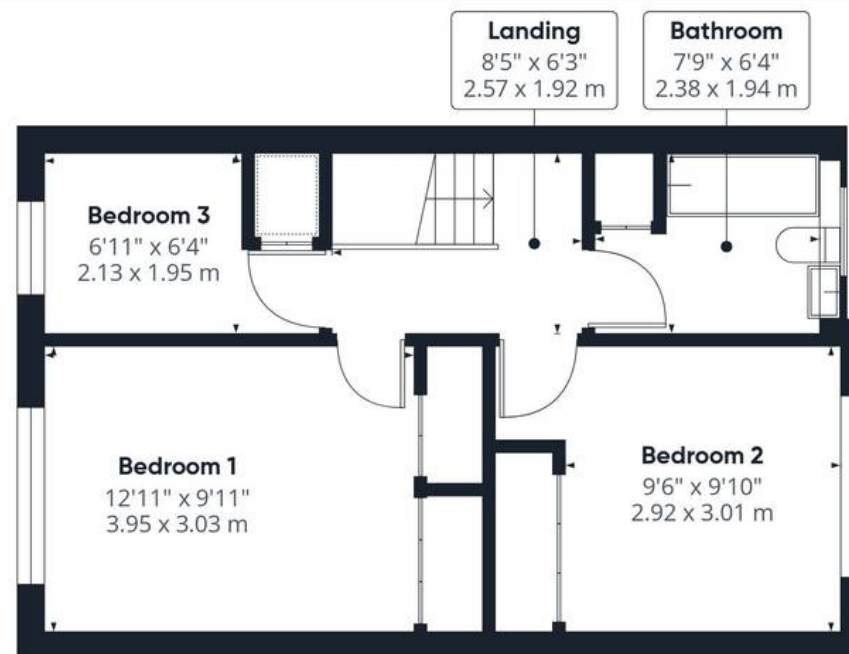
Garden

The property is complemented by attractive, easy to maintain gardens. To the front, a lawned garden creates an appealing first impression, whilst the private rear garden combines a lawn and patio area, offering a wonderful setting for both relaxation and entertaining. A secure side gate provides direct access to the rear parking area.





Floor 0



Floor 1



Approximate total area⁽¹⁾

935 ft²

86.9 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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