



St Aubyn Selborne Drive, Douglas, Isle Of Man, IM2 3LS
Asking Price £995,000



- Executive detached family residence on sought-after Selborne Drive
- Extended modern dining kitchen with garden access
- 5 double bedrooms and 3 contemporary bathrooms
- Spacious utility/boot room
- Three reception rooms including lounge, dining/drawing and family room
- Generous private walled gardens



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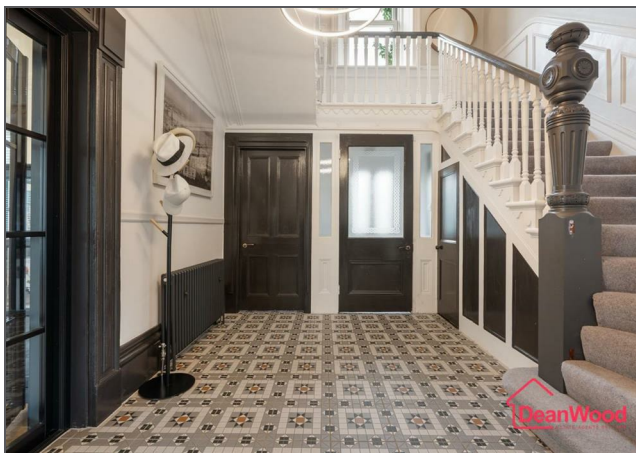
Positioned in one of Douglas' most established residential locations, St Aubyn at 14 Selborne Drive presents a rare opportunity to secure a spacious executive detached family home in a location that truly delivers on convenience and lifestyle.

Approached via a generous private driveway with parking for multiple vehicles and a detached double garage (currently used as a recreation room), this meticulously presented home offers three principal reception rooms — including a formal lounge and dining/drawing room — each with excellent proportions for everyday living and entertaining. The heart of the home is the extended modern dining kitchen with family room, designed for contemporary living with immediate access to the garden.

Upstairs, the accommodation comprises five well-appointed double bedrooms, served by three stylish bathrooms, ensuring comfort and privacy for family members and guests alike. A large utility/boot room enhances the practicality of the layout, providing sensible storage and daily convenience.

Externally, the property benefits from a generous private walled garden — a peaceful outdoor retreat well suited to alfresco dining, summer gatherings and safe family play. The overall plot is beautifully enclosed with mature boundaries, enhancing privacy and tranquillity.

Set within easy reach of Douglas town centre, local schools, shops and amenities, St Aubyn combines a coveted address with flexible family accommodation and a thoughtful layout that's ready to enjoy today.



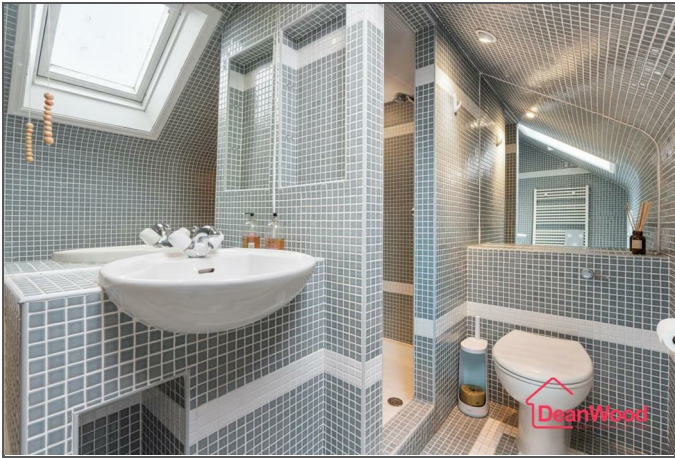


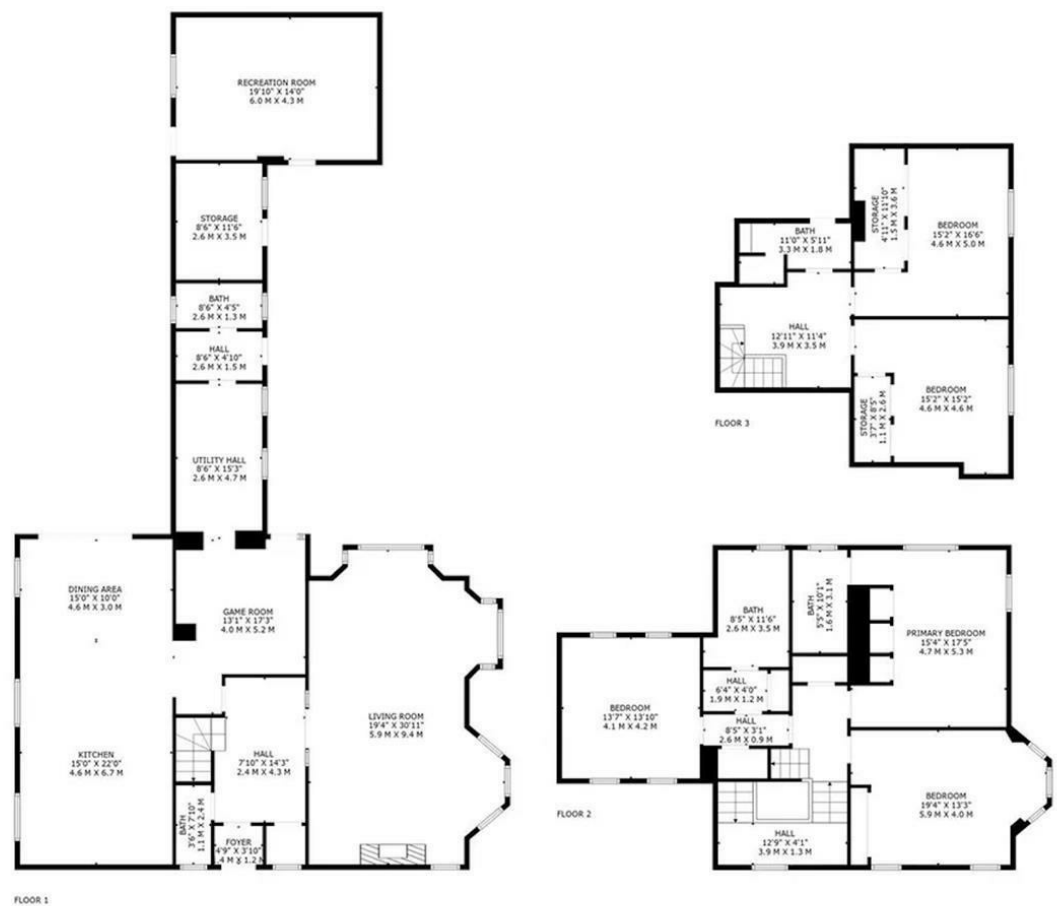












TOTAL: 3617 sq. ft, 335 m2
FLOOR 1: 1909 sq. ft, 177 m2, FLOOR 2: 1122 sq. ft, 104 m2, FLOOR 3: 586 sq. ft, 54 m2
EXCLUDED AREAS: STORAGE: 185 sq. ft, 17 m2
WALLS: 285 sq. ft, 27 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



| DOUGLAS | CASTLETOWN | RAMSEY |
|---|--|---|
| 37 VICTORIA STREET DOUGLAS ISLE OF MAN IM1 2LF | COMPTON HOUSE 9 CASTLE STREET CASTLETOWN ISLE OF MAN IM9 1LF | LEZAYRE HOUSE 87 PARLIAMENT STREET RAMSEY ISLE OF MAN IM8 1AQ |
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