



2 Larch Hill, Douglas, IM2 5NQ
Asking Price £435,000



- **Four Bedroom Detached Family Home**
- **Generous South-Facing Rear Garden with Substantial Storage Shed**
- **Flexible Ground Floor Bedroom with WC – Ideal for Growing Families or Home Office**
- **Private Driveway Providing Off-Road Parking for Two Vehicles**
- **Rear Extension Creating Additional Versatile Living Space**
- **Sought-After Cul-de-Sac Location on the Outskirts of Douglas – Freehold & Move-In Ready**



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Located in a highly desirable position on the outskirts of Douglas, 2 Larch Hill is a beautifully maintained four-bedroom detached family home, offering bright and flexible accommodation perfectly suited to modern living. Tucked away within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within easy reach of Douglas town centre, local schools and excellent commuter links.

A generous private driveway provides comfortable off-road parking for two vehicles, leading to a welcoming entrance hall where the home immediately feels light, spacious and thoughtfully presented throughout. The ground floor has been arranged to maximise versatility and flow. A well-proportioned living room offers an inviting space to relax, while the dining area is ideal for family meals and entertaining. A key feature is the rear extension, enhancing the overall footprint and providing valuable additional living space that works equally well for day-to-day family life or hosting friends and relatives.

The kitchen is practical and well-appointed, with ample storage and workspace to support busy routines. One of the standout benefits of this home is the ground floor fourth bedroom, complete with its own WC. Ideal for a growing family, this flexible room could serve as a teenagers' retreat, guest bedroom, home office or hobby space depending on requirements.

To the first floor are three bedrooms, including three comfortable double rooms and a further single bedroom, all maintained in good decorative order. A modern family bathroom serves the upper floor, completing the internal accommodation.

Externally, the property continues to impress with a generous south-facing rear garden that enjoys sunlight throughout the day. It provides an excellent space for children, summer entertaining or simply relaxing outdoors in privacy. A substantial storage shed adds valuable practicality for bikes, tools and garden furniture.





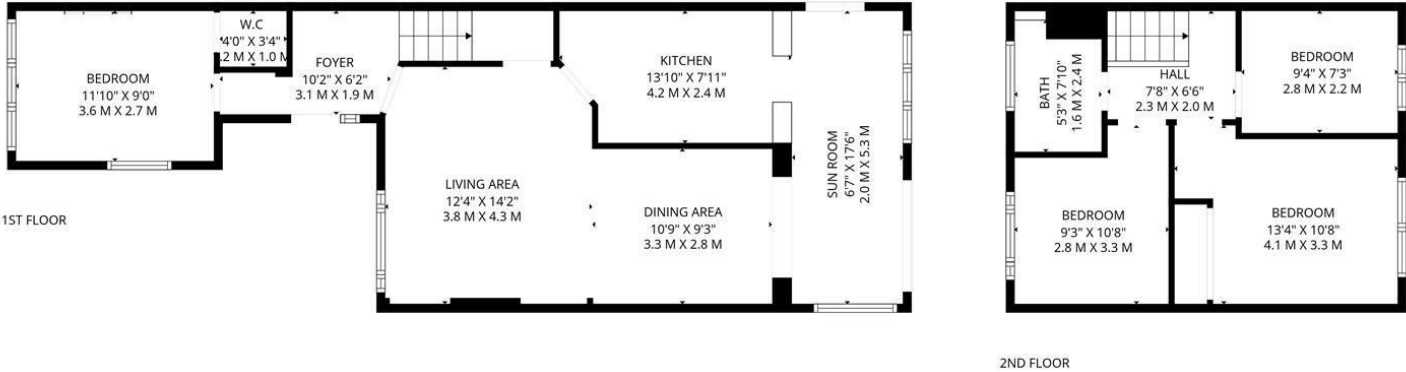












TOTAL: 1112 sq. ft, 103 m2
1st floor: 711 sq. ft, 66 m2, 2nd floor: 401 sq. ft, 37 m2
EXCLUDED AREAS: WALLS: 115 sq. ft, 11 m2

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



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