

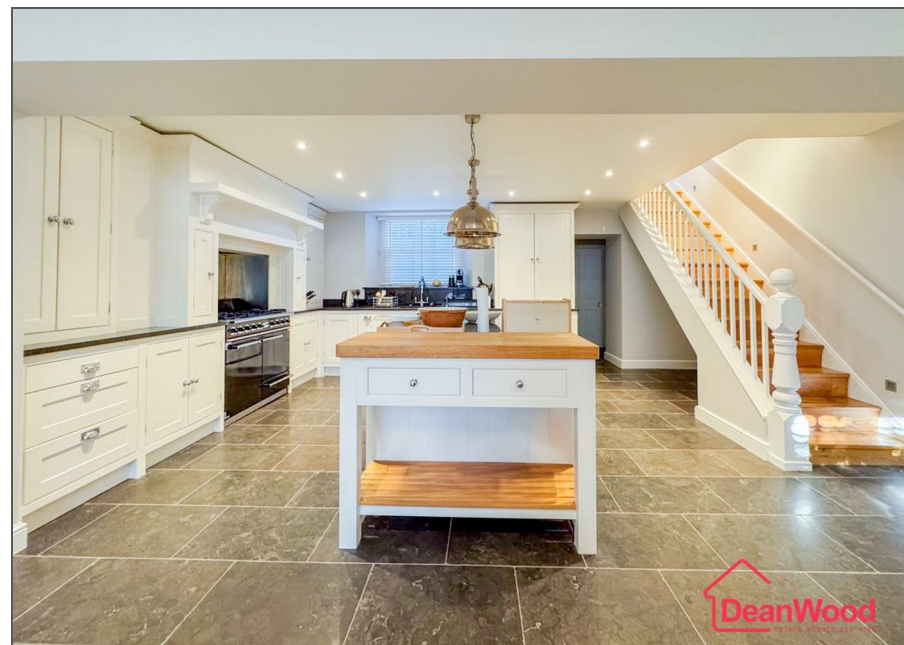


65 Derby Square, Douglas, Douglas, IM1 3LR
Asking Price £835,000





- Beautifully renovated period town house arranged across five floors
- Refined blend of original character and modern finishes throughout
- Prime position overlooking the landscaped gardens of Derby Square
- Three versatile reception areas including an elegant drawing room with Juliet balcony
- Four well-proportioned bedrooms, two en-suites and a contemporary family bathroom
- Viewing highly recommended to appreciate the scale and quality of the accommodation

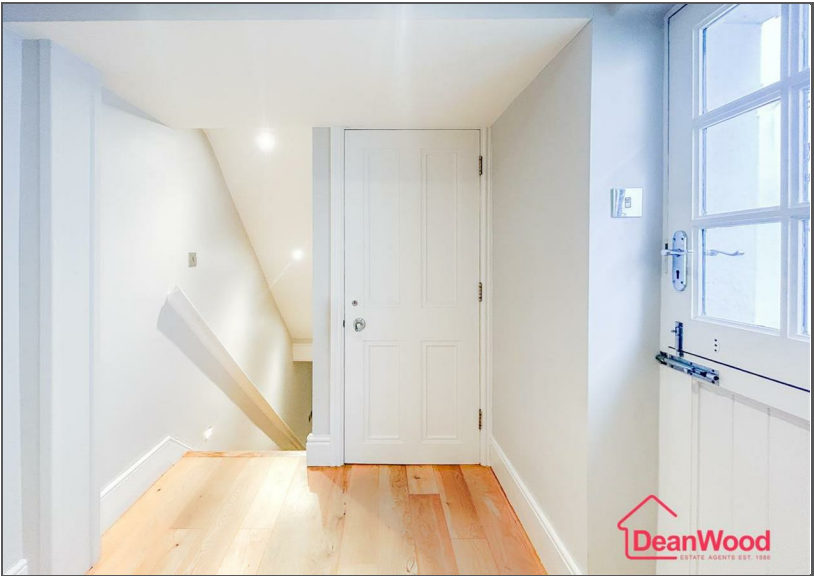


Beautifully set overlooking the landscaped gardens of Derby Square, this distinguished period town house has been comprehensively renovated to create an elegant and exceptionally comfortable family home arranged across five floors. Original features blend seamlessly with a refined modern finish, and the heart of the property is without doubt the superb bespoke kitchen on the lower ground level. Hand-built cabinetry, granite worktops, a generous island with integrated refrigeration and a Falcon range combine to create a wonderful space for cooking, dining and everyday living. Three further reception areas provide excellent flexibility, while a private walled courtyard to the rear offers secure off-road parking for two cars via a powered shutter. Presented in excellent order throughout, this is a rare opportunity in a highly desirable central Douglas setting.

The upper floors provide four well-balanced bedrooms and three beautifully finished bath and shower rooms. The second floor hosts a superb full-width master bedroom with twin sash windows, built-in wardrobes and a period fireplace, complemented by an elegant en-suite with a double-ended tub and rain shower. A further double bedroom sits to the rear on this level. The first floor offers another generous bedroom with its own en-suite shower room, while the refined drawing room opens onto a Juliet balcony overlooking Derby Square and capturing the evening sun. The top floor features a spacious fourth bedroom with Velux windows and excellent eaves storage, accompanied by a bright family bathroom with exposed beams and contemporary fittings. Each storey has been carefully designed to maximise natural light, comfort and versatility, completing a thoughtfully planned and beautifully executed home.

Planning Applications: 25/90865/B for an external garage to be added to the property.

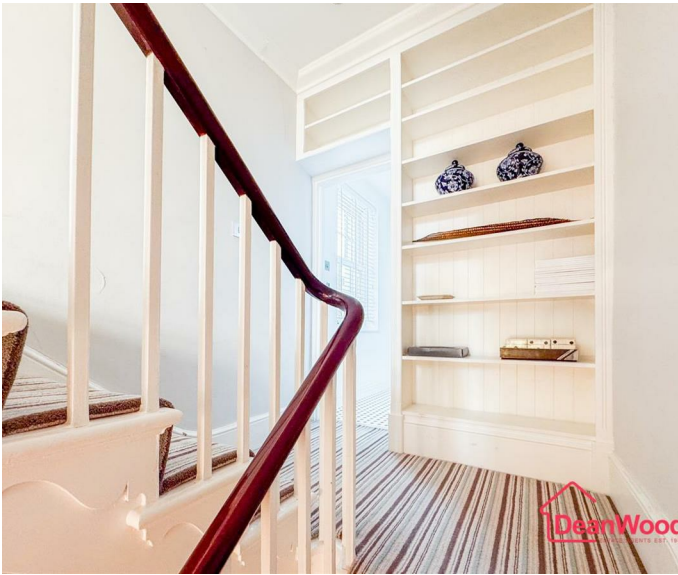


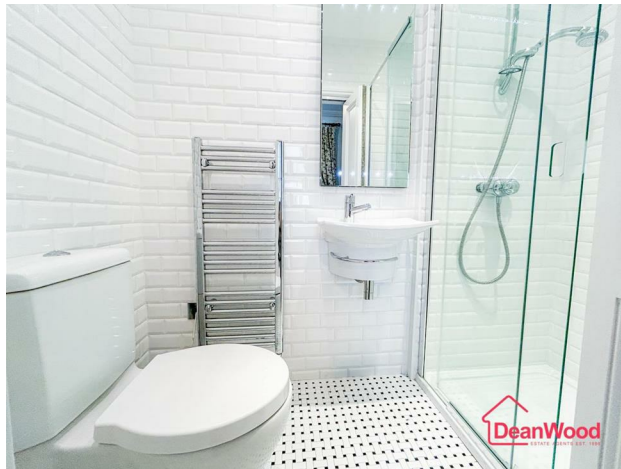












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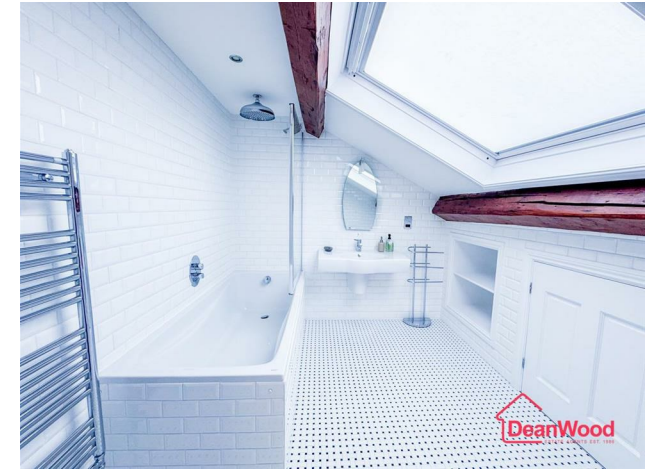
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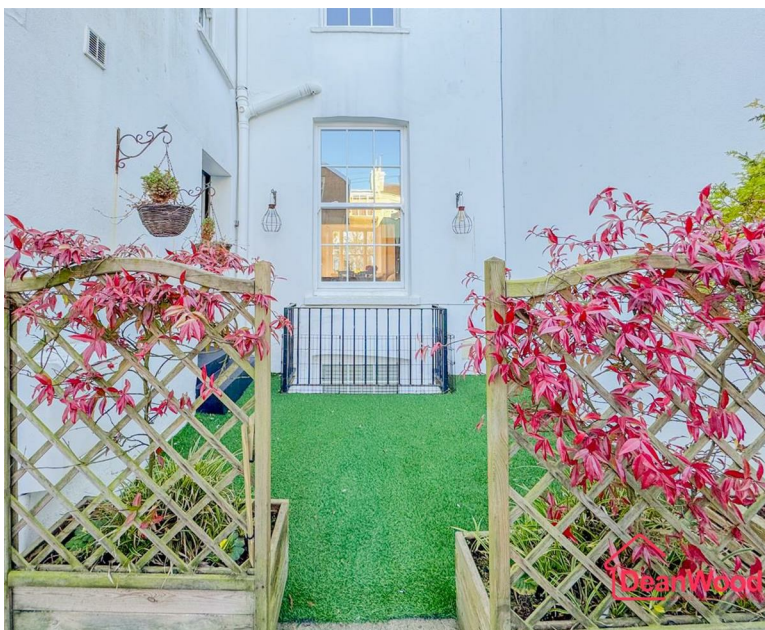
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