



11 Wentworth Close Onchan

£650,000 Priced to Sell



**A Spacious Immaculately Presented Extended Detached Executive Family Home
Situated on a Large Plot in a Quiet and Sought After Cul de Sac
Beautifully Presented Throughout**

Accommodation Comprises of:-

27 ft Living Room With Feature Multi Fuel Fire

Large Modern Fully Fitted Kitchen and Separate Utility Room

Good Sized Dining Room

**Impressive 25ft Family Room Leading on to Rear Garden (Costing in Excess of
£100k at the time of Construction including Patio and rear retaining walls)**

Modern Fitted Downstairs WC

Master Bedroom with Fitted Wardrobes, Fully Tiled En-Suite Bathroom

3 Further Good Sized Bedrooms

Stunning Fully Tiled Modern Family Bathroom

**Double Garage With Electric up and Over Door (Currently Being Predominantly
Occupied by Boot Room / Workshop (which can be removed to reinstate garage)**

Large Block Pavior Driveway to the Front of the Property with Parking for 6 Cars

Generous Private and Secure Rear Garden Mainly Laid to Lawn with Patio Area

Oile Fired Central Heating

UPVC Double Glazing

*******VIEWING'S HIGHLY RECOMMENDED*******

Directions: Travelling out of Douglas along the Promenade, continue up Summerhill turning Right at Roundabout into Onchan Village. Proceed through the Village past Manx Arms and take 2nd Right into Church Road continuing to the junction then turn left onto Groudle Road, then take third right onto Turnberry Avenue ,

Rateable Value: £TBA
 Rates Payable : £TBA
 Services: All mains services are installed
 Tenure – Freehold



GROUND FLOOR
 1582 sq.ft. (146.9 sq.m.) approx.



1ST FLOOR
 818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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