



ASKING PRICE

£599,950



## THE DETAILS



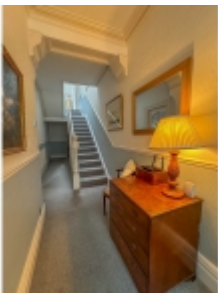
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6 The Crescent  
Derbyhaven  
£599,950

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e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR  
**6 The Crescent, Derbyhaven**



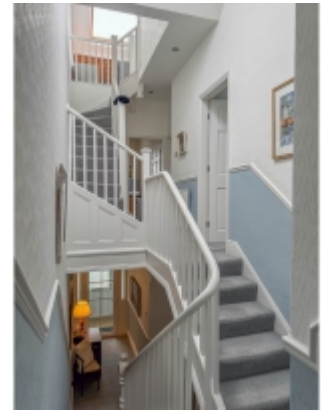


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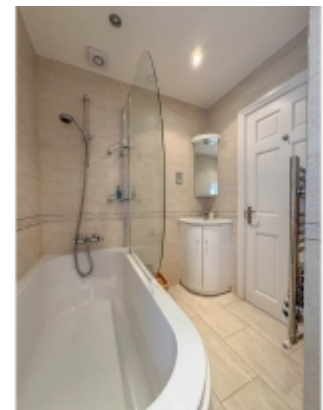




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## THE DESCRIPTION

- Well presented family home in a highly sought-after location
- Attractive frontage, with 'Spinney' Woodland and stream
- Superb views over Derbyhaven Bay, with sea-front access
- Easy access to Derbyhaven's sheltered harbour/mooring
- 3 Reception Rooms, 4 Bedrooms with study and 3 Bathrooms
- Stunning open-plan family Kitchen/Dining area
- Enclosed, sheltered and very private rear yard with space for 'al fresco' dining
- Detached Garage and additional private car parking to the rear of the property
- Oil fired central heating and double glazing
- Viewing highly recommended

## THE PROPERTY

We are proud to bring this beautiful family home to the market. Located on the Crescent, No. 6 is a masterpiece of tasteful design and finishes, the layout of the accommodation having been designed to provide the best of family living. The setting is nothing short of picturesque. With views over Derbyhaven Bay, access to its very own seafront with private boat parking or additional car parking, and use of the Spinney woodland immediately to the front, this beautiful home really comes into its own. Derbyhaven is a mere stones throw from King Williams College and the Buchan School, and, of course, the Isle of Man Airport.

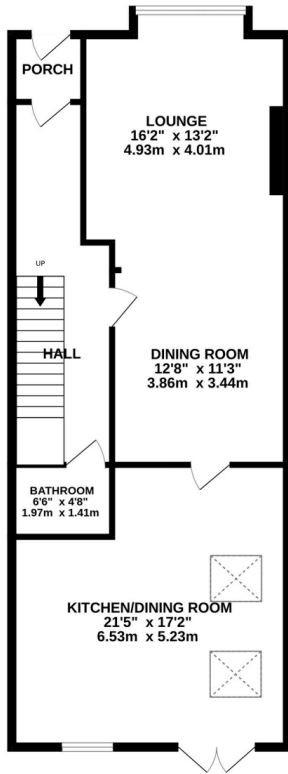
The moment you walk into this home the sense of belonging consumes you. The tasteful design and finish of the accommodation is clear to see from the moment you walk into the Entrance Porch through the Hallway and into the living space; Family Lounge, Dining Room, and then into the superb open-plan Kitchen/Dining Area and ground floor bathroom. Upstairs to the first floor are three Bedrooms, study, En-Suite Shower Room and family Bathroom compliment the spacious and adaptable ground floor accommodation. On the second floor is a spacious fourth bedroom.

Outside to the front, a block paved front garden with views over the Spinney and across the bay beyond; to the rear, a sheltered and very private rear yard allows for a bijou 'al fresco' dining area to be brought to life on those spring and summer evenings. Beyond, to the rear, the property benefits from its own detached garage.

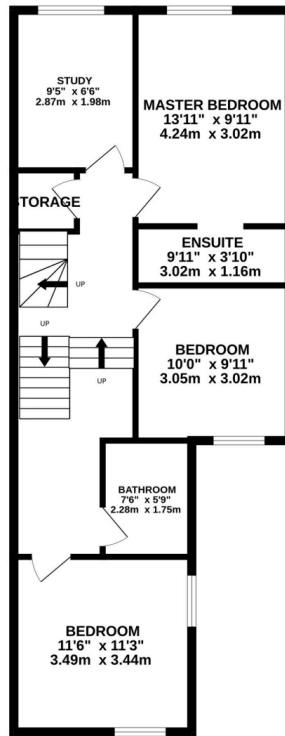


# FLOORPLAN

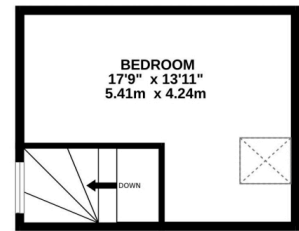
GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 1777 sq.ft. (165.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 6 The Crescent, Derbyhaven

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