

Confidential Instruction



SOLE
AGENT

Confidential

Les Croutes | St Peter Port

This spacious family home is offered to the market in immaculate condition. Located in a very quiet area of St Peter Port with restaurants, shops, Beau Sejour and the town centre within walking distance. Accommodation comprises a large lounge/diner, kitchen, four bedrooms, study (bedroom 5), two bathrooms and a WC. To the rear of the property there is a south-facing tiered garden which has been recently landscaped by the current owner. It has been designed to be very low maintenance and provides both areas for entertaining and space for children to play. Parking is provided by two allocated spaces on the clos.

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

£595,000

Shields
& Rutland

Entrance Hall

27' 1" x 6' 5" (8.25m x 1.96m)

Lounge/diner

28' 1" x 11' 6" (8.55m x 3.50m)

Kitchen

12' 2" x 7' 11" (3.71m x 2.42m)

WC

6' 9" x 2' 6" (2.06m x 0.77m)

First Floor Landing

19' 9" x 6' 5" (6.01m x 1.96m)

Covered Courtyard

9' 6" x 6' 3" (2.90m x 1.90m)

Bedroom 1

15' 3" x 11' 6" (4.66m x 3.50m)

En-suite

6' 6" x 5' 7" (1.98m x 1.70m)

Bedroom 2

11' 6" x 9' 1" (3.50m x 2.78m)

Bathroom

6' 6" x 6' 5" (1.98m x 1.96m)

Study/Bedroom 5

12' 2" x 8' (3.70m x 2.45m)

Second Floor Landing

12' 10" x 6' 2" (3.90m x 1.89m)

Bedroom 3

10' 4" x 9' 7" (3.16m x 2.92m)

Bedroom 4

10' 3" x 9' 7" (3.13m x 2.92m)

Garden

To the rear of the property there is a south-facing tiered garden which has been recently landscaped by the current owner. It has been designed to be very low maintenance and provides both areas for entertaining and space for children to play.

Parking

Parking is provided by two allocated parking spaces in front of the property.

PRICE INCLUDES

- Curtains, carpets and light fittings

SPECIAL FEATURES

- Immaculate condition.
- Quiet location
- Double glazing

SERVICES

Mains drain, water and electricity.

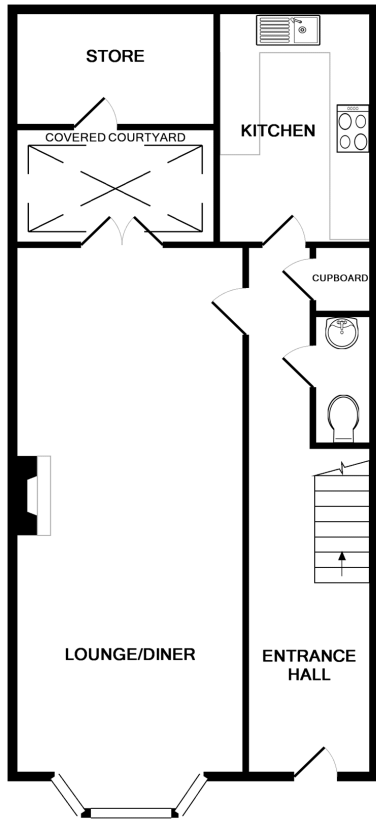
APPLIANCES INCLUDED

- To be agreed at sale

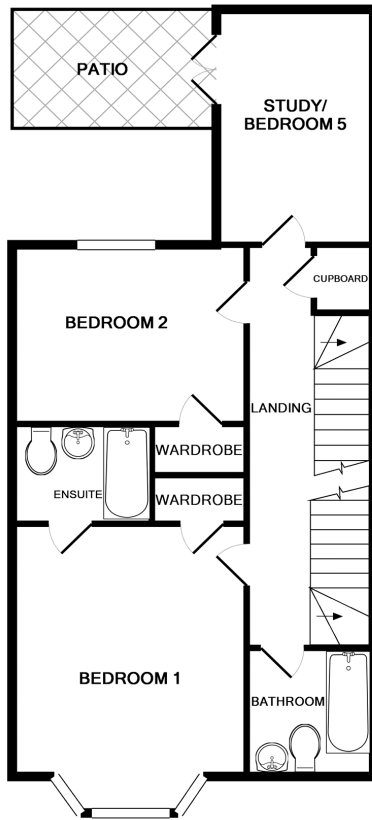
SCHOOL CATCHMENT

- Vauvert Primary School
- Mare de Carteret High School

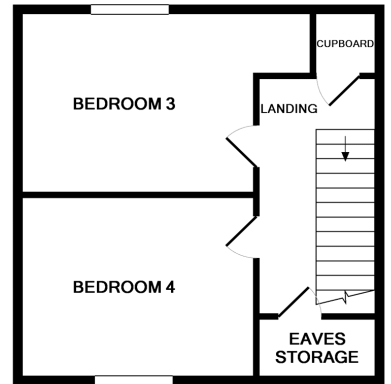
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OPENING DOORS SINCE 1993