



2 Little Haven

Route Charles | St Peter Port

This semi-detached family home is presented to the market in immaculate condition and benefits from being located in a very quiet private road with the centre of town a comfortable walking distance away. This modern property is set over three floors, is finished to an extremely high standard and offers stunning rooftop views of St Peter Port. Accommodation comprises lounge, kitchen diner (family room), three double bedrooms, three bathrooms and a utility room. To the rear of the property is a low maintenance garden which is predominantly laid to lawn with a small patio area. A brick paved driveway to the front of the property provides parking for four vehicles.

£725,000

3 BEDROOMS

3 BATHROOMS

1 RECEPTION

Shields
& Rutland

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

19' 4" x 5' 11" (5.90m x 1.80m)

Bedroom 3

13' 5" x 9' 6" (4.10m x 2.90m)

Bathroom

8' 10" x 5' 11" (2.70m x 1.80m)

Lounge

17' 1" x 16' 3" (5.20m x 4.96m)

Lower Ground Floor Hallway

14' 5" x 5' 3" (4.40m x 1.60m)

Kitchen/Diner (Family Room)

19' 4" x 15' 7" (5.90m x 4.75m)

Shower Room

8' 10" x 4' 6" (2.70m x 1.37m)

Utility Room

8' 10" x 6' 2" (2.70m x 1.88m)

First Floor Landing

5' 11" x 5' 5" (1.80m x 1.65m)

Bedroom 2

11' 1" x 11' 6" (3.38m x 3.50m)

Master Bedroom

18' 3" x 14' 2" (5.56m x 4.32m)

En-Suite

8' 2" x 5' 5" (2.50m x 1.65m)

Garden

The low-maintenance rear garden is accessed through bi-folding doors from the family room. The garden has mature borders and is predominantly laid to lawn with a small patio area.

Parking

The brick paved driveway provides parking for up to four vehicles.

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- Rooftop views
- Bi-folding doors to garden
- Low maintenance
- Private road

SERVICES

uPVC double glazing. Electric underfloor heating. Mains drain, water and electricity.

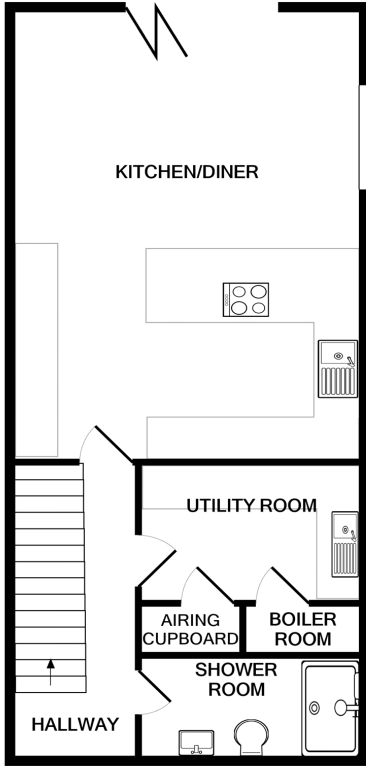
APPLIANCES INCLUDED

- Neff double oven and warming drawer
- Neff hob and extractor hood
- Neff dishwasher
- AEG fridge
- AEG freezer
- AEG washing machine
- AEG tumble dryer

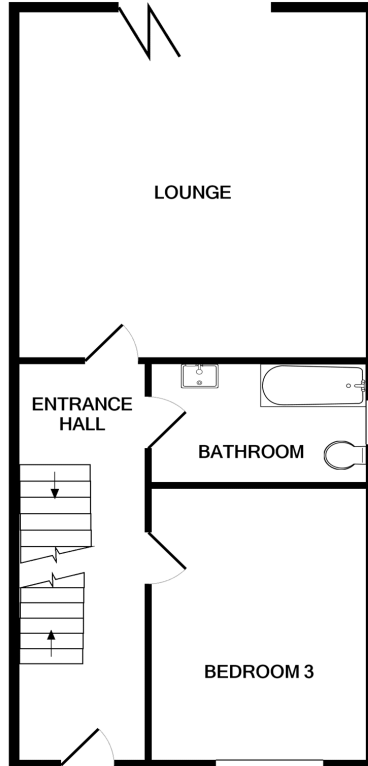
SCHOOL CATCHMENT

- Vauvert Primary School
- Mare de Carteret high School

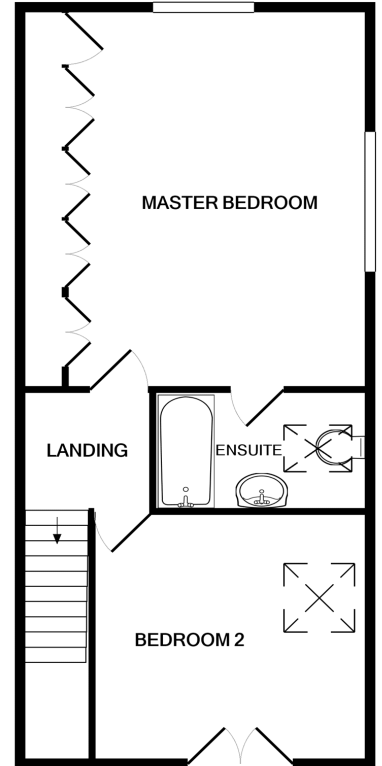
FLOORPLAN



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

2 LITTLE HAVEN

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