

Hakuna Matata

7 La Planque - Skins Lane - St Peter Port

Price £570,000



REF: 1654

TRP:123



- 3 bedroom semi detached house.
- Situated on the outskirts of St Peter Port on a private Clos.
- Entrance hall, lounge/diner & fully fitted kitchen.
- 2 double bedrooms, 1 single bedroom and bathroom.
- Enclosed rear garden, garage & parking for 3/4 cars.
- Perry's Guide - Page







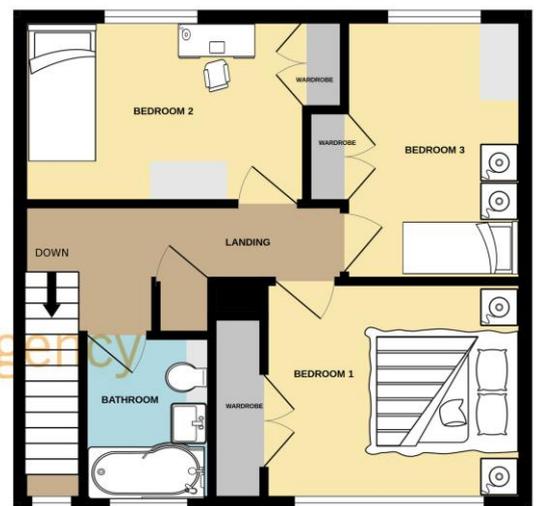






GROUND FLOOR

1ST FLOOR



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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Hakuna Matata is a well presented 3 bedroom semi detached family home situated on a private Clos of similar houses on the outskirts of St Peter Port. The accommodation comprises lounge/diner with a feature granite working fireplace and fully fitted kitchen to the ground floor. 2 double bedrooms and 1 single bedroom - all with built in robes and modern family bathroom to first floor. Externally the property boasts a fully enclosed pet and child friendly low maintenance rear garden mainly laid to lawn with patio area and garden shed. To the front there is a driveway with gravel area providing parking for 3/4 cars and single garage. Altogether a great family home which will appeal to a wide range of purchasers. Call Chateaux today on 244544 to book a viewing.

ENTRANCE HALL

uPVC glazed entrance door and large glazed side panel to front. Stairs to first floor with cupboard under and doors to lounge/diner and kitchen. Radiator.

LOUNGE/DINER 6.35m (20'10") x 4.06m (13'4") Max

Great size room to relax and dine in. Large windows to front and rear making the room noticeably light. Feature granite working fireplace. Two radiators.

KITCHEN 4.37m (14'4") Max x 3m (9'10")

Fitted wooden wall and base units with granite effect laminate worktops over incorporating a single bowl sink and drainer unit with tiled splashbacks. Appliances include Cooke & Lewis single oven and grill and Hotpoint 4 ring hob with pullout extractor fan over, Zanussi washing machine and freestanding Hotpoint fridge/freezer. Two good size pantry cupboards. Window to rear and uPVC part glazed door opening out to the enclosed garden.

FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom. Hatch to loft with pull down ladder which is 50% floored. Window to front. Linen cupboard.

BATHROOM 2.18m (7'2") x 1.66m (5'5")

Fitted with a modern three-piece suite comprising P shaped shower bath and glazed screen, wash hand basin set in vanity unit with illuminated mirror over and WC. Towel rail and extractor fan. Window to front. Underfloor heating. Fully tiled walls and floor.

BEDROOM 1 3.38m (11'1") To Wardrobe x 2.89m (9'6")

Double bedroom with built-in wardrobe. Large window to front and radiator.

BEDROOM 3 3.36m (11'0") x 2.35m (7'9") To Wardrobe

Single bedroom with window to rear. Built-in wardrobe and radiator.

BEDROOM 2 3.64m (11'11") To Wardrobe x 2.44m (8'0")

Double bedroom with window to rear. Built-in wardrobe and radiator.

GARAGE 4.8m (15'9") x 2.44m (8'0")

Single garage with up and over door to front. Door and window to rear opening out to garden. Workbench and shelving. Valliant gas boiler.

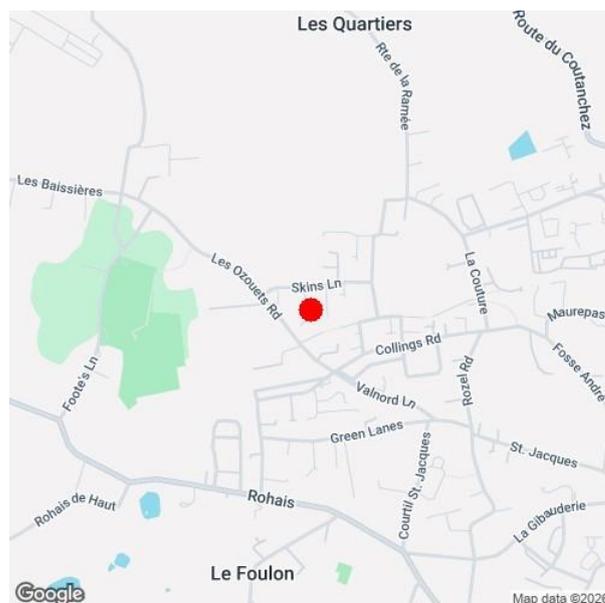
EXTERIOR

FRONT

The front garden is mainly laid to gravel with driveway providing parking for three to four cars. Path to front door and garage. Bordered with hedging.

REAR

The fully enclosed pet and child friendly low maintenance rear garden is mainly laid to lawn with patio area perfect for alfresco dining. Good size garden shed and gate to side.



SERVICES: Electric: Mains, Gas: Mains, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Cooke & Lewis single oven and grill and Hotpoint 4 ring hob with pullout extractor fan over, Zanussi washing machine and freestanding Hotpoint fridge/freezer.

WHAT3WORDS: method.molars.outwork

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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