

Bella Vista

Les Banques - St Sampson - GY2 4AL

Price £895,000



REF: 1864

TRP: 275



- A well presented 4 bedroom family home.
- Situated at Les Banques with great neighbouring Islands views.
- Two generous reception rooms and large kitchen/diner.
- Family bathroom, ensuite shower room, cloakroom and utility room.
- Front and rear gardens, parking for multiple cars and large workshop.
- Perry's Guide - Page 17 G1









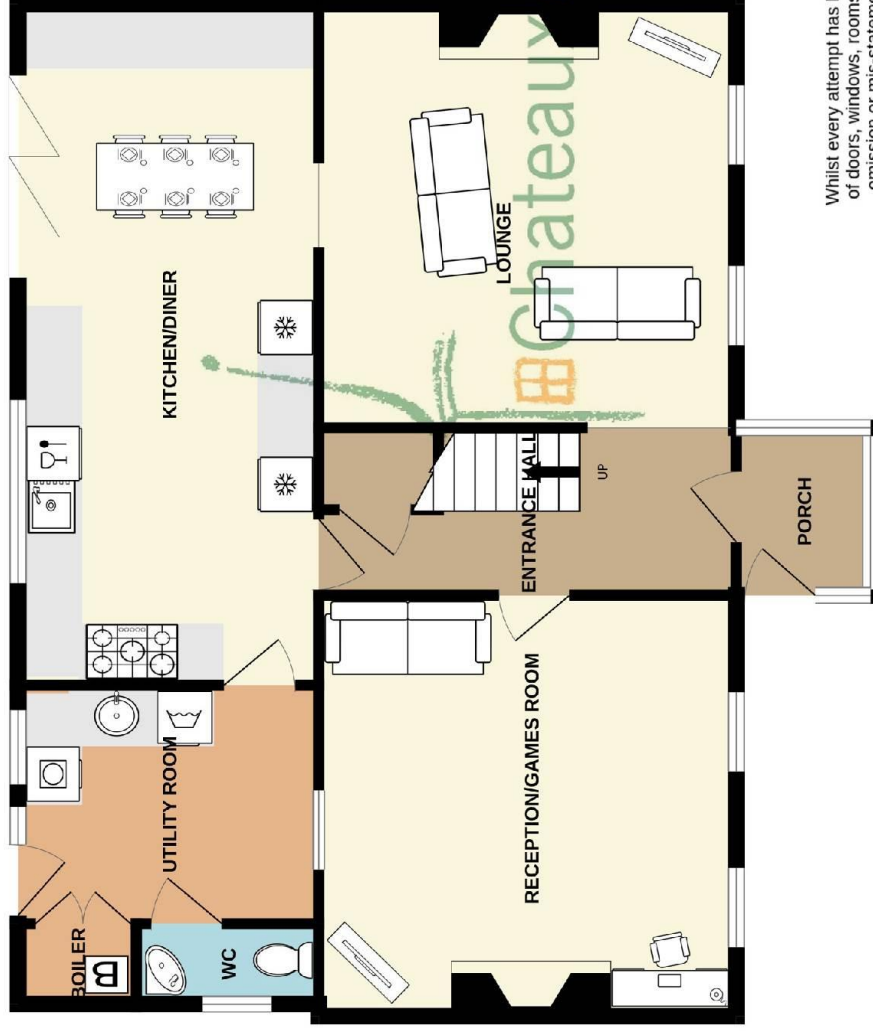




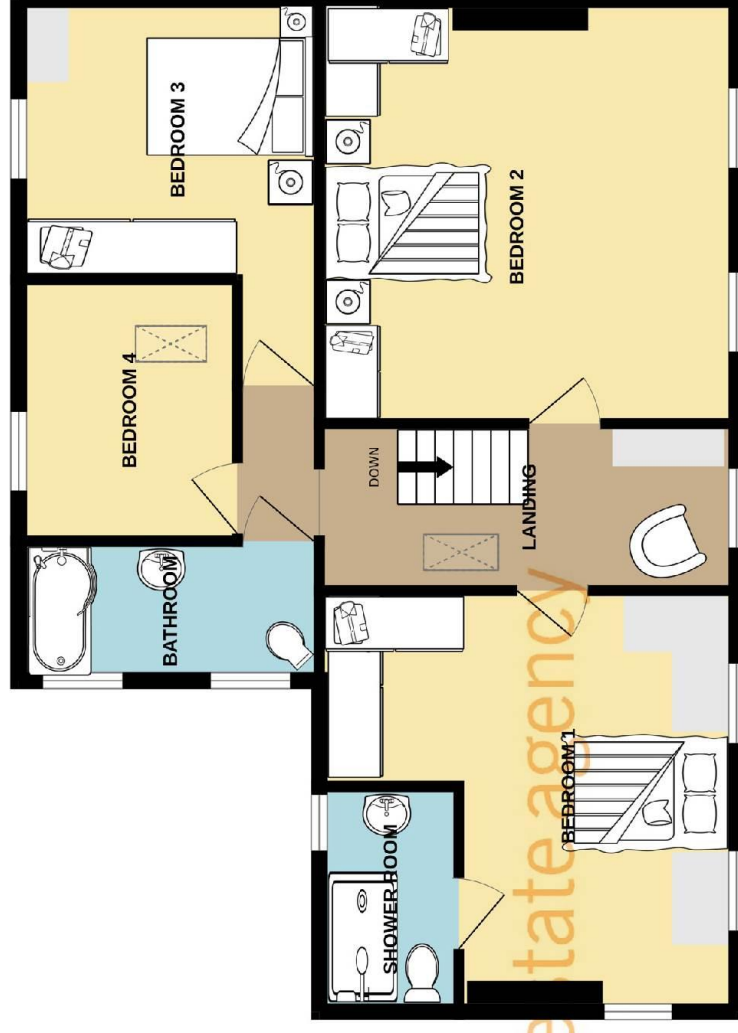




GROUND FLOOR



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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FRONT PORCH 1.82m (6'0") x 1.4m (4'7")

Part glazed porch to front with half glazed uPVC door to side, large wooden door into entrance hall.

ENTRANCE HALL 4.5m (14'9") x 1.8m (5'11")

Wooden floored with stairs up to first floor, opening into lounge and door off to reception/playroom.

LOUNGE 4.54m (14'11") x 4.53m (14'10")

Well proportioned lounge with views over neighbouring Island and feature multi fuel stove. Two windows to front and opening through to kitchen/diner. Radiator.

RECEPTION/GAMES ROOM 4.52m (14'10") x 4.49m (14'9")

With views over neighbouring Islands and feature fireplace (currently with electric stove). Two windows to front and door to entrance hall. Radiator.

KITCHEN/DINER 7.33m (24'1") x 3.11m (10'2")

Generous kitchen/diner fitted with a large range of oak wall and base units with black stone effect tops over. Appliances include Rangemaster Toledo oven with matching extractor hood over, two Indesit fridge/freezers, Beko dishwasher. Large window and bi-folding doors to rear, doors to entrance hall and utility room. Vertical radiator.

UTILITY ROOM 3.19m (10'6") x 2.55m (8'4")

Fitted with a range of beech effect wall and base units with butchers block effect worktops over incorporating a single bowl ceramic sink. Appliances include Zanussi, washing machine and Candy tumble dryer. Window and door with glazed side panel to rear. Door off to cloakroom and large double door storage cupboard.

CLOAKROOM 1.8m (5'11") x 0.77m (2'6")

Fitted with a 2 piece suite in white with window to side.

STAIRS/LANDING

To first floor leading to all bedrooms and bathroom. Hatch to loft space.

MASTER BEDROOM 4.64m (15'3") Max x 4.61m (15'1")

Generous double bedroom with plentiful wardrobe/chest storage and feature fireplace. Two windows to front and one to side with neighbouring Islands/Town views. Door to ensuite shower room. Radiator.

ENSUITE 2.41m (7'11") x 1.49m (4'11")

Fitted with a 3 piece suite in white comprising large walk-in shower, wash hand basin set on vanity unit and WC. Large illuminated wall mirror with vanity side cabinet, heated towel rail, extractor fan and window to rear.

BEDROOM 2 4.6m (15'1") x 4.59m (15'1")

Generous double with plentiful wardrobe/chest storage and feature fireplace. Two windows to front with neighbouring Islands/Town views. Vertical radiator.

BEDROOM 3 4.09m (13'5") Max x 3.42m (11'3")

Double bedroom with a three door run of wardrobes and window to rear. Radiator.

BEDROOM 4 2.98m (9'9") x 2.3m (7'7")

Single bedroom with window to rear, hatch to loft space and radiator.

FAMILY BATHROOM 3.33m (10'11") x 1.49m (4'11")

Fitted with a 3 piece suite in white comprising P shape shower bath, wash hand basin set on vanity unit and corner WC. Heated towel rail, extractor fan and two windows to side.

EXTERIOR

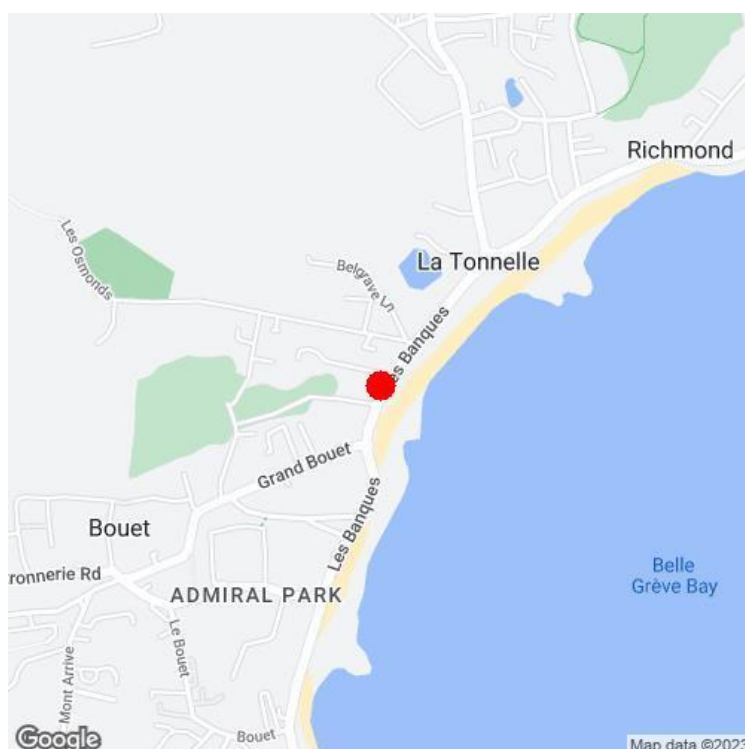
FRONT

Garden mainly laid to gravel with feature circular patio and paved pathway to entrance porch.

REAR

Rear garden laid to a mixture of patio and decking with built in bar and BBQ area. Oil tank to one corner. A wooden gate leads to a large brick paved parking area and very large wooden workshop with electrics and water.

Chateaux are pleased to offer "Bella Vista" to the local market. This well presented 4 bedroom family home situated at Les Banques offers great views of all the neighbouring Islands and Town. The property has a lot to offer including two generous reception rooms, a large kitchen/diner which is ideal for entertaining, family bathroom, ensuite shower room, cloakroom, utility room, easy maintenance gardens, parking for multiple cars and a very large wooden workshop. It is also within easy reach of shops, bars and restaurants being located between Town and The Bridge. Bella Vista must be seen to fully appreciate what's on offer and early viewings are recommended so call Chateaux today on 244544 to book your appointment.



SERVICES: Electricity, Water, Drainage, Telephone, Oil Fired Central Heating

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

LISTED APPLIANCES: Rangemaster Toledo oven with matching extractor hood over, two Indesit fridge/freezers, Beko dishwasher, Zanussi washing machine and Candy tumble dryer.

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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