

Pinewood

Monument Gardens - St Peter Port - GY1 1UL

Price £950,000



REF: 1943

TRP: 234

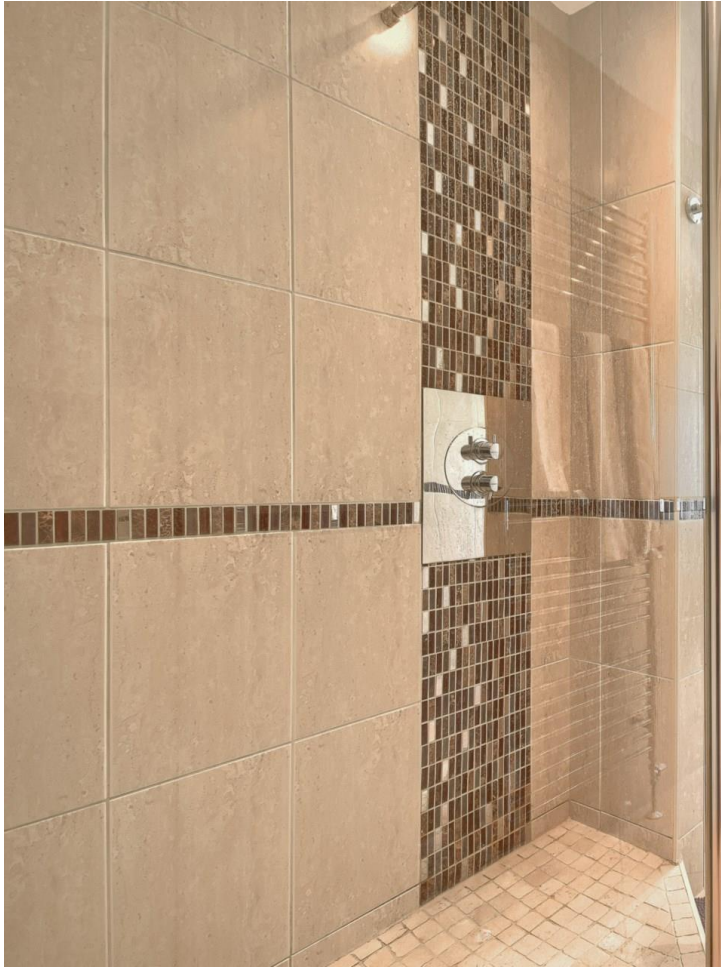


- An immaculately presented town house in the heart of St Peter Port.
- Located within easy walking distance of all town amenities.
- Lounge, study, sun room, kitchen/diner, utility & WC on ground floor.
- 3 double bedrooms, shower room, bathroom & WC on the first floor.
- Elevated enclosed garden, garage & parking for 2/3 cars.
- Perry's Guide - Page 17 F5.

















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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ENTRANCE PORCH

1/2 glazed uPVC door and window to front. Door to entrance hall and step up to sun room.

ENTRANCE HALL 5.4m (17'9") x 2.03m (6'8")

Stairs to first floor with storage cupboard under. Doors to lounge, kitchen/diner and utility. Radiator.

KITCHEN/DINING 8.3m (27'3") x 4.11m (13'6")

This large open plan room is the perfect entertaining set up. The kitchen area is fully fitted with an extensive range of wall and base units with contrasting granite worktops over incorporating a large peninsula island which comfortably seats 4 people and a one and a half bowl Franke sink and drainer with glass splash backs. Appliances are to include 2 Neff eye level ovens, 1 Neff steamer oven, 1 Neff combi oven, Bora 4 ring ceramic hob with integral extractor fan, large wine fridge, Neff dishwasher and Neff fridge/freezer. Feature LED lighting in plinths and under unit lights. Window to rear over looking the immaculate rear garden and 1/2 glazed uPVC door to side leading out into rear porch. The dining area is a great size and features a multi fuel stove with tiled hearth and stone clad chimney breast. Large bay window to front letting in ample natural light. Under flooring heating.

REAR PORCH 4.2m (13'9") x 1.3m (4'3")

uPVC door to front accessed via the side of the house, block built storage cupboard, 1/2 glazed door to side providing access to the rear garden. Appliances include AEG free standing fridge/freezer. Door to WC.

WC 1.5m (4'11") x 0.91m (3'0")

Fitted with a 2 piece suite comprising w.c and small wall mounted wash hand basin.

UTILITY 2.03m (6'8") x 1.8m (5'11")

Window to rear. Fitted worktop with shelf over and drying rack. Appliances include Miele washing machine and recently installed Comet electric boiler. Ample space for tumble dryer.

LOUNGE 4.52m (14'10") x 3.87m (12'8")

Cozy room perfect to relax in with Bay window to side and feature multi fuel stove set on marble hearth with stone clad chimney breast. Glazed sliding doors to front giving access to the sun room. Door to office and under floor heating.

OFFICE/STUDY 3.7m (12'2") x 1.53m (5'0")

Windows to rear and side. Glazed door to rear garden. Radiator.

SUN ROOM 3.97m (13'0") x 1.7m (5'7")

Windows to front and side making this room a great sun trap! Sliding doors to lounge and step down to entrance porch.

FIRST FLOOR

LANDING 4.4m (14'5") x 2.03m (6'8")

Split landing staircase with window to front. Doors to all first floor rooms and door to airing cupboard which houses the hot water tank and provides ample storage for towels etc. Hatch to part floored loft with pull down ladder and electric.

MASTER BEDROOM 1 4.55m (14'11") x 4.1m (13'5")

Great size double bedroom with Bay window to front with fitted window seat and drawers/shelves under. 2 large fitted robes with sliding doors, vanity unit and double cupboards with drawers under. Radiator.

BEDROOM 2 4.42m (14'6") x 3.9m (12'10")

Large double bedroom with windows to front and side. Wash hand basin set on vanity unit with light over. Radiator.

BEDROOM 3 3.71m (12'2") x 3.36m (11'0")

Double bedroom with window to rear. Radiator.

BATHROOM 1.87m (6'2") x 1.8m (5'11")

Fitted with a 2 piece suite comprising bath with shower over and glass screen. Wash hand basin set on vanity unit with mirror over. Window to rear. Radiator and tiled floor.

WC 1.8m (5'11") x 0.92m (3'0")

Fitted with w.c. Window to rear and radiator.

SHOWER ROOM 3.73m (12'3") x 1.8m (5'11")

Fitted with a 3 piece suite comprising a large walk in shower, wash hand basin and w.c set on vanity unit with ample storage cupboards and worktops over. Window to side. Fully tiled walls and floor. Under floor heating and heated towel rail. Icon extractor fan.

EXTERNAL

FRONT

Pedestrian entrance with brick paths to front and side door. Low maintenance garden area with well established hedging to front, flower beds and gravel areas. Brick paved driveway providing parking for up to 3 cars plus garage.

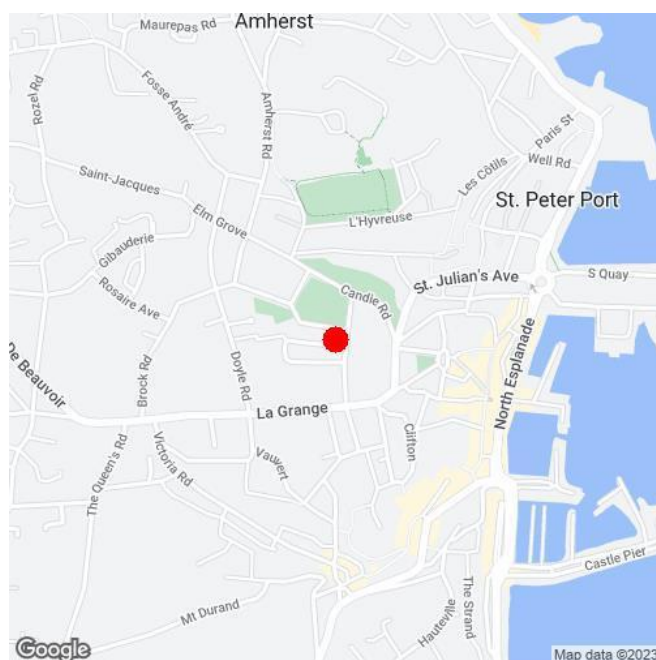
GARAGE 5.96m (19'7") x 2.79m (9'2")

Good size garage with window and door to rear plus 3.6m x 1.6m (low height 1.5m) storage area. Brand new roller garage door fitted July 2023.

REAR

Steps up to walled in garden area mainly set down to lawn together with large decked area with 10' x 8' timber shed with power and light. With this area being elevated it enjoys sunshine all day long.

This immaculately presented 3 double bedroom Town house is conveniently located in the heart of St Peter Port and is within easy walking distance of the Town Centre, presenting a wonderful opportunity for those working in and around the area. The property also benefits from being within close proximity to all the amenities you could need including shops, restaurants, supermarkets, Beau Sejour Leisure Centre and Cambridge Park. Presented in true 'move in' condition this spacious home has been lovingly renovated by the present owners over the years providing a fantastic modern kitchen/diner, contemporary walk in shower room and redecoration throughout are to name just a few. The accommodation to the ground floor comprises entrance hall, relaxing sun room, kitchen/diner perfect for entertaining, cozy lounge, office/study ideal for those wanting to work from home, utility, cloakroom and rear porch. While the first floor boasts 3 large double bedrooms, bathroom, walk in shower room and separate toilet. Externally Pinewood offers a low maintenance and attractive enclosed raised lawn garden to rear with 10' x 8' timber shed which has power and light, as this area is elevated it enjoys sunshine all day long. To the front of the property there is a good size garage with parking for up to 3 cars and a decorative garden. Altogether a truly stylish, yet charming low maintenance property with so much to offer, this family home is highly recommended by Chateaux to any potential purchaser. Call 244544 and book an early viewing!



SERVICES: Electricity, Water, Mains Drainage, Electric Central Heating.

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

LISTED APPLIANCES: 2 Neff eye level ovens, 1 Neff steamer oven, 1 Neff combi oven, Bora 4 ring ceramic hob with integral extractor fan, large wine fridge, Neff dishwasher and Neff fridge/freezer. Miele washing machine.

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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