

Coila

Rue De La Maladerie - St Saviour - GY7 9QT

Price £1,900,000



REF: 1978

TRP: 353



- A Large brand new executive style home
- Built to the highest specification throughout and situated in between Perelle & Vazon beaches.
- Spectacular kitchen/dayroom, living room, double bedroom.
- Together with study/bedroom, utility, shower room.& garage on the ground floor.
- Impressive master bedroom suite with ensuite bathroom and dressing room.
- Plus another double bed with ensuite, 2 further double bedrooms & family bathroom.















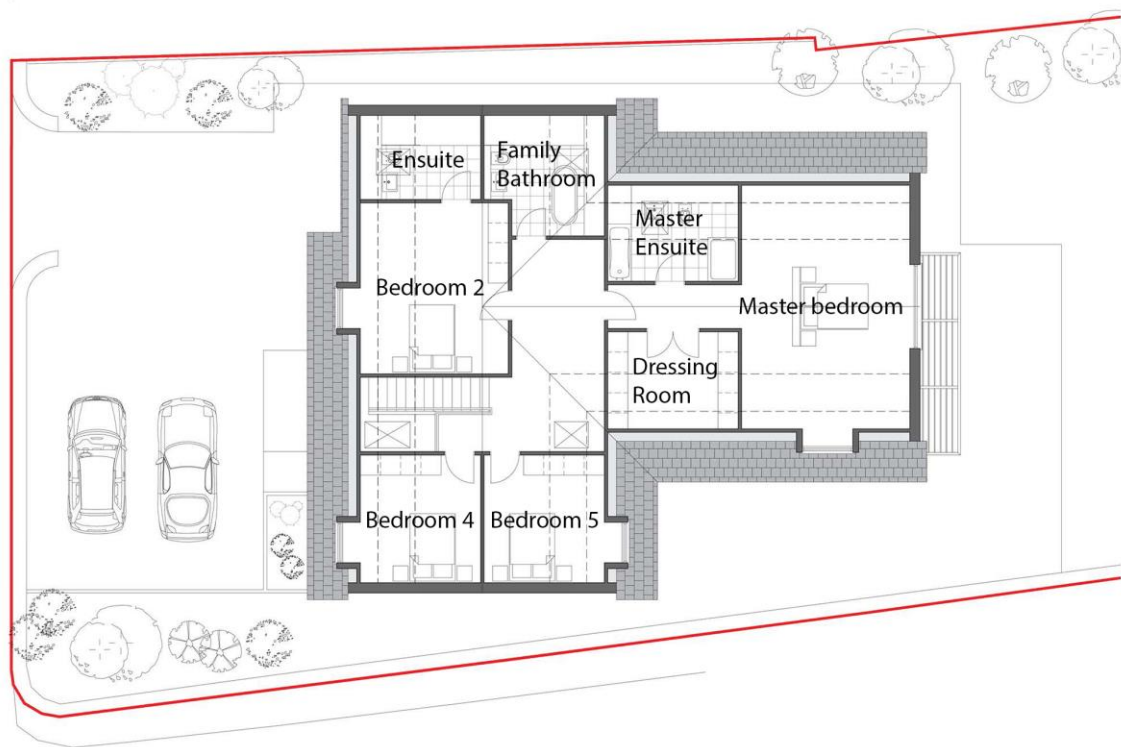












PROPOSED FIRST FLOOR PLAN

1:100 @ A3



PROPOSED GROUND FLOOR PLAN

1:100 @ A3

ENTRANCE HALL

Dark grey composite door and glazed obscure window to front. Stairs to first floor landing with large cupboard under. Opening through to kitchen/day room and doors to study/bedroom 6, bedroom 5, shower room and lounge/snug.

STUDY/BEDROOM 6 3.2m (10'6") Approx x 2.5m (8'2") Approx

Single bedroom or study area with window to front.

LIVING ROOM/SNUG 5.8m (19'0") Approx x 3.7m (12'2") Approx

Sliding wooden feature door set on cast iron rollers. Windows to rear and side.

BEDROOM 3 4.1m (13'5") Approx x 3.6m (11'10") Approx

Double bedroom with window to front.

SHOWER ROOM 2.2m (7'3") Approx x 2.2m (7'3") Approx

Fitted with a 3 piece suite comprising walk in shower with hand held and rain shower, concealed cistern w.c and wall mounted wash hand basin with illuminated mirror over. Heated towel rail and Envirovent extractor fan. Part tiled walls and tall vanity cupboard.

KITCHEN/DAYROOM 9.8m (32'2") Approx x 9.1m (29'10") Approx

This stunning room is large enough to cook, relax and dine in comfortably and is the hub of the home. Its bright and airy throughout with large sliding doors to windows to rear and side which open out onto the large wrap around patio area. The kitchen is fitted with an extensive range of wall and base units in sage green and gold accents with Corestone Quartz worktops incorporating a single Schock sink with drainer grooves, Quooker tap and feature mirror splash back. Large island with seating for 3 stools. Appliances include 2 single eye level side and hide Neff ovens, 1 combi Neff oven with warming drawer under, Neff induction 4 ring hob with integrated extractor fan, Fisher and Paykel American style fridge/freezer with water dispenser, Neff dishwasher and Dunavox wine cooler. Door to utility and opening through to entrance hall.

UTILITY ROOM 3.7m (12'2") Approx x 3.6m (11'10") Approx

Fitted with wall and base units with worktops over incorporating a stainless steel sink and drainer unit and tiled splashbacks. Appliances include Neff washing machine and tumble dryer. Full height cupboards housing hot water cylinder and shelving for storage. Door to garage, kitchen/day room and 1/2 glazed door to side.

GARAGE 6.9m (22'8") Approx x 3.6m (11'10") Approx

Large single garage with electric roll top door to front. Step up to utility room.

STAIRS TO FIRST FLOOR LANDING

Velux to front and rear. Doors to beds master bedroom suite, 2, 4 & 5 and family bathroom.

BEDROOM 4 3.7m (12'2") Approx x 3.4m (11'2") Approx

Double bedroom with dormer window to rear. Radiator and eaves storage.

BEDROOM 5 3.7m (12'2") Approx x 3.4m (11'2") Approx

Double bedroom with dormer window to front. Radiator and eaves storage.

BEDROOM 2 4.9m (16'1") Approx x 3.7m (12'2") Approx

Double bedroom with dormer window to front. Door to ensuite shower room and radiator.

ENSUITE 3.4m (11'2") Approx x 2.4m (7'10") Approx

Fitted with a 3 piece suite comprising walk in shower with hand held and rain shower, concealed cistern w.c and wall mounted wash hand basin with illuminated mirror over. Heated towel rail and Envirovent extractor fan. Part tiled walls and tall vanity cupboard. Velux window to front. Under floor heating.

BATHROOM 3.5m (11'6") Approx x 3.4m (11'2") Approx

Fitted with a 4 piece suite comprising twin bath, wall mounted sink with illuminated mirror over, walk in shower cubicle and concealed cistern w.c. Tall vanity unit. Heated towel rail and Envirovent extractor fan. Velux to rear and part tiled walls. Under floor heating.

MASTER BEDROOM SUITE 7m (23'0") Approx x 4.8m (15'9") Approx

Large double bedroom with French style double doors forming Juliet balcony with views over the rear garden and dormer window to side. Door to ensuite bathroom and opening through to dressing area. Eaves storage and radiator.

ENSUITE BATHROOM 3.7m (12'2") Approx x 2.7m (8'10") Approx

Fitted with a 4 piece suite comprising twin bath, wall mounted his and her sinks with illuminated mirror over, walk in shower cubicle and concealed cistern w.c. 2 tall vanity unit either side of the sink. Heated towel rail and Envirovent extractor fan. Velux to side and part tiled walls. Under floor heating.

DRESSING ROOM 3.7m (12'2") Approx x 2.8m (9'2") Approx

EXTERIOR

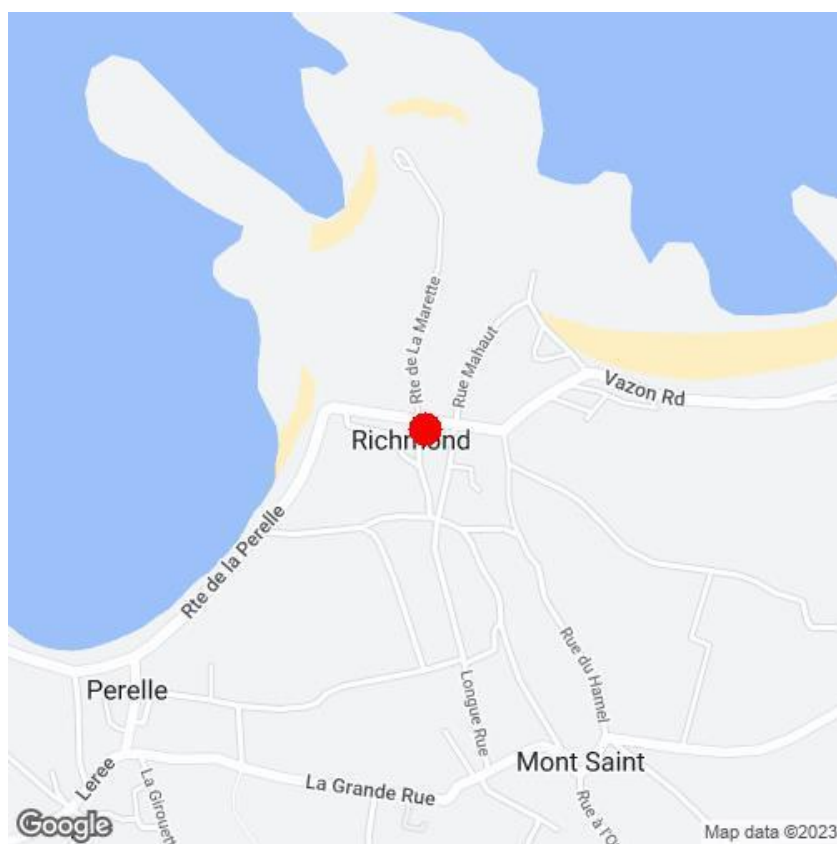
FRONT

The property is approached via Rue De la Maladerie road onto a brick paved driveway providing parking for 8 plus cars and bound by granite walls and fencing. Paths to either side of the house providing access to the rear garden. Garage to front and electric car charging point.

REAR

Large low maintenance garden mainly laid to lawn with wrap around patio area, bound by fencing, block and granite walls. Gate to side.

Coila is a brand new detached executive style home, situated in a great location for beach/sea lovers sat just 200 meters in between Perelle and Vazon beaches and has been designed and built by one of the leading bespoke property developers on the Island. This is an impressive home which offers up to 6 bedrooms including a stunning 350 sq ft master bedroom suite with large 4 piece ensuite bathroom and a walk in dressing area, bedroom 2 with ensuite, two further double bedrooms and family bathroom on the first floor with a single bedroom/study, shower room, living room, utility room, large single garage and a spectacular kitchen/day room with sliding doors opening out onto the rear garden. Coila has been finished to the highest standard including herringbone style Karndean flooring throughout the whole of the ground floor, Roca sanitary ware and high quality tiles, Rocket concealed doors, underfloor heating throughout the ground floor and all bathrooms and a very well appointed kitchen and utility. Externally the property boasts a large brick paved driveway to front providing plenty of parking and a South facing lawned garden to rear together with wrap around patio area. To fully appreciate the floor area and specification of this special family home viewing is essential. Call Chateaux today on 244544 to speak to one of our friendly team.



SERVICES: Electricity, Water, Drainage, Electric Underfloor Heating (Ground Floor & Bathrooms, Electric Wifi Controlled Radiators In Bedrooms.

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

LISTED APPLIANCES: 2 single eye level side and hide Neff ovens, 1 combi Neff oven with warming drawer under, Neff induction 4 ring hob with integrated extractor fan, Fisher and Paykel American style fridge/freezer with water dispenser, Neff dishwasher and Dunavox wine cooler. Neff washing machine and 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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