

# 3 Summerland

Collings Road – St Peter Port

Price £645,000



REF: 2041

TRP: 163



- A modern semi detached 4 double bedroom Town House.
- Situated on the outskirts of St Peter Port.
- Lounge, kitchen/diner, cloakroom.
- 4 double bedrooms, 1 ensuite and bathroom.
- Gardens and parking.
- Perry's Guide - Page 2 C2.











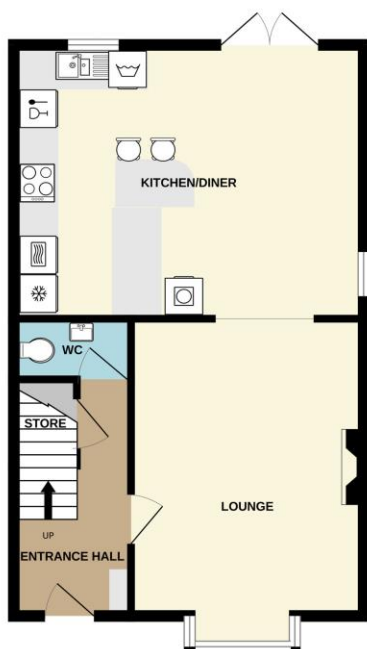












GROUND FLOOR



1ST FLOOR



2ND 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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#### ENTRANCE HALL 3.58m (11'9") x 1.8m (5'11")

uPVC part glazed door to front. Stairs to first floor with storage cupboard under. Doors to lounge and cloakroom. Cupboard housing electric meters. Radiator.

#### LOUNGE 5.19m (17'0") Into Bay x 3.51m (11'6")

Bay window to front. Feature electric coal effect fireplace. Radiator and opening through to kitchen/diner.

#### KITCHEN/DINER 5.45m (17'11") x 4.21m (13'10")

Fitted with a range of Cream wall and base units with wood effect laminate worktops over incorporating a one and a half bowl sink and drainer unit, small breakfast bar and tiled splashbacks. Appliances include Sarena double oven, Miele hob with stainless steel extractor fan over, Miele washing machine and tumble dryer, dishwasher and Hotpoint fridge/freezer. Ample space for a good size dining table. Window and double doors to rear and window to side. Opening through to lounge. 2 radiators.

#### CLOAKROOM 1.8m (5'11") x 0.9m (2'11")

Fitted with a 2 piece suite comprising wash hand basin with mirror and shaver light over and tiled splashback and w.c.

#### STAIRS TO FIRST FLOOR LANDING

Doors to bedrooms 1, 2 and storage cupboard. Stairs to second floor. Window to front and radiator.

#### MASTER BEDROOM 5.45m (17'11") Max x 4.19m (13'9")

Good size double bedroom with 2 double built in wardrobes. Windows to rear and side. Door to ensuite shower room and radiator.

#### ENSUITE SHOWER ROOM 2.24m (7'4") x 1.9m (6'3")

Fitted with a 3 piece suite in white comprising corner shower cubicle, wash hand basin set in vanity unit with mirror over and w.c with concealed cistern and cupboard to side. Heated towel rail. Tiled walls. Window to rear and extractor fan.

#### BEDROOM 2 4.05m (13'3") Including Wardrobes x 3.55m (11'8")

Double bedroom with two windows to front. Fitted with 2 double built in wardrobes. Radiator.

#### STAIRS TO SECOND FLOOR LANDING

Doors to bedrooms 3 & 4 plus family bathroom.

#### FAMILY BATHROOM 2.22m (7'3") x 1.82m (6'0")

Fitted with a 3 piece suite in white comprising bath with shower attachment over and glazed screen, wash hand basin and w.c. Tiled walls and heated towel rail. Extractor fan.

#### BEDROOM 3 3.96m (13'0") Into Eaves x 3.34m (10'11")

Double bedroom with Dormer window to rear and window to side. Radiator.

#### BEDROOM 4/STUDY 4.35m (14'3") x 2.95m (9'8") Into Eaves

Dormer window to front. Radiator.

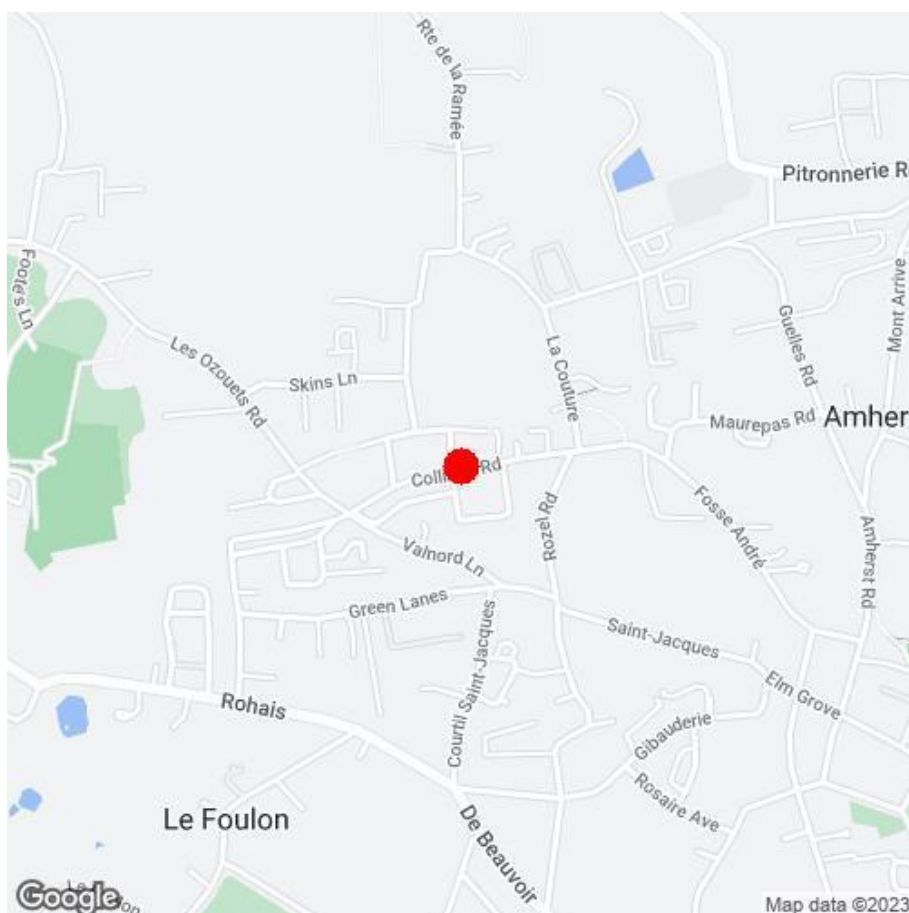
#### EXTERIOR FRONT/SIDE

Enclosed gravel garden to front with mature shrubs. Path to front door and to the side of the property giving access to the rear garden.

#### REAR

Enclosed patio garden with storage shed. Gate to rear providing access to the tandem parking area and oil tank.

3 Summerland is a modern 4 double bedroom semi detached Town house which is situated on the outskirts of St Peter Port along Collings Road, with in walking distance to the Town Centre, Beau Sejour & Cambridge Park. The property was built in 2006 and the well presented accommodation is set over 3 floors and comprises of fully fitted kitchen/diner with double doors out to the rear patio garden, cloakroom and lounge with bay window, feature electric coal effect fireplace and opening into kitchen/diner all to the ground floor. On the first floor there is the master bedroom suite with built in robes, ensuite shower room and bedroom 2 again with fitted robes. On the second floor there is a family bathroom and 2 further bedrooms. Externally to the front of the property there is a gravel garden with mature shrubs and path to front door and side of house. The rear is an enclosed patio garden with gate out to the tandem parking for two cars. Altogether a great family home which we strongly recommend viewing. To book Call Chateaux on 244544. \*No onward chain\*.



**SERVICES:** Electricity, Water, Mains Drainage, Oil Fired Boiler.

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

**LISTED APPLIANCES:** Sarena double oven, Miele hob with stainless steel extractor fan over, Miele washing machine and tumble dryer, dishwasher and Hotpoint fridge/freezer.

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.