

Carenna

Port Soif Lane - Vale - GY6 8AH

Price £870,000



REF: 2095

TRP: 256



- Semi detached 4 bedroom family home.
- Situated in a quiet lane minutes away from west coast beaches.
- Kitchen, day room, lounge, utility & cloakroom.
- 4 bedrooms, 1 ensuite shower room & provisions for family bathroom.
- Ample parking, double garage and rear garden.
- Perry's Guide - Page 8 C2.







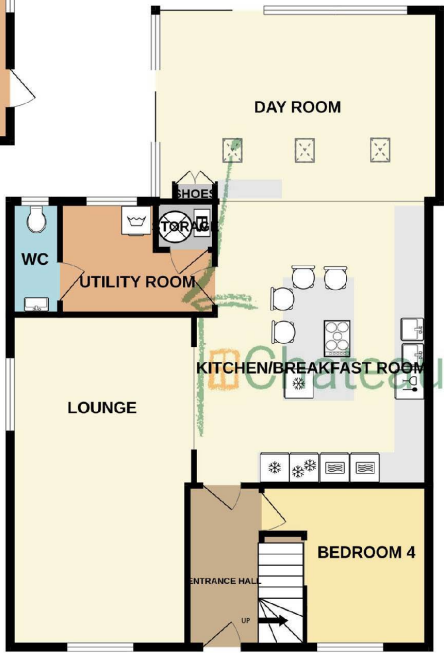
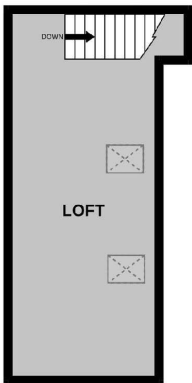
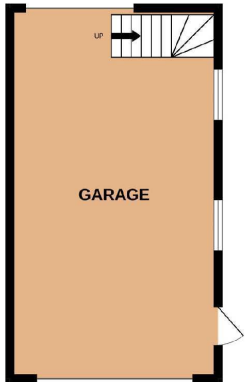




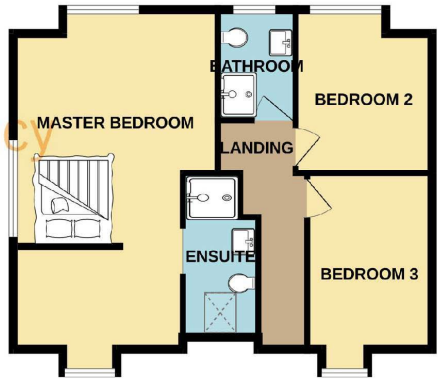








GROUND FLOOR



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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ENTRANCE HALL 3.21m (10'6") x 2.3m (7'7")

Part glazed composite entrance door to front. Staircase to first floor. Doors to bedroom 4 and kitchen.

BEDROOM 4 3.4m (11'2") x 2.5m (8'2")

Single bedroom with window to front. Mirror fronted wardrobes. Understairs storage.

KITCHEN 5.65m (18'6") x 4.6m (15'1") Max

The kitchen is beautifully fitted with an extensive range of white gloss wall and base units with Silestone work surfaces incorporating an under surface stainless steel double sink fitted with Quooker tap and drainer grooves and up stands. A large central island with contrasting base units provides ample preparation space, storage, seating and includes a Bosch induction hob with integrated extractor fan and wine cooler. Other appliances are all Bosch and include eye level single oven, eye level combi oven with warming drawer under, tall fridge, tall freezer and dishwasher. The kitchen is comprehensively fitted and well thought out, including plate draws, pan draws, utility cupboard and glass fronted display cupboards. Opening through to lounge and steps down to day room.

DAY ROOM 5.65m (18'6") x 3.8m (12'6")

This spacious south facing room provides a brilliant multi use space. Glazed to 2 sides with sliding patio doors and 3 Velux windows in the vaulted ceiling allows plenty of natural light to flood in the ground floor. This room is a great extension on from the kitchen making it the ideal entertainment/family space. Built in speakers to ceiling and cupboard housing electrics and shoe storage.

UTILITY 3.15m (10'4") x 1.8m (5'11")

Window to rear. Fully tiled walls, Door to cloakroom and door to boiler room housing Comit boiler, Hot water cylinder and manifolds. Appliances include Bosch washing machine and tumble dryer.

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

Fitted with a two piece modern suite comprising a wash hand basin set in vanity unit and low level w.c. Window to rear and tiled walls. Automatic light on entry.

LOUNGE 6.6m (21'8") x 3.65m (12'0")

Spacious and comfortable living room with windows to front and side. Opening into kitchen.

FIRST FLOOR LANDING

Doors to master bedroom, shower room and bedrooms 2 & 3.

MASTER BEDROOM 6.3m (20'8") Into Eaves x 4m (13'1") Max

Spacious master bedroom with dormer window to front, windows to side and rear. Provisions for 2 radiators.

ENSUITE SHOWER ROOM 2.26m (7'5") x 1.5m (4'11")

Fitted with a walk in shower cubicle and w.c. Heated towel rail. Part tiled walls. Velux window to front. Space and plumbing for sink.

SHOWER ROOM 2.2m (7'3") x 1.6m (5'3")

Fitted with a new 3 piece suite comprising shower cubicle, wash hand basin & WC. Fully tiled walls and flooring with electric under floor heating and heated towel rail. Envirovent extractor fan. Window to rear.

BEDROOM 2 3.15m (10'4") x 3.05m (10'0")

Window to rear. Provisions for central heating.

BEDROOM 3 3.45m (11'4") x 2.53m (8'4")

Dormer window to front. Provisions for central heating.

DOUBLE GARAGE 7.4m (24'3") x 4.15m (13'7")

Set over two floors with electric up and over double garage door to front and single electric roller shutter garage door to rear providing access to garden. Entrance door and 2 windows to side. Stairs to first floor providing ample storage/office space with 2 Velux windows to side.

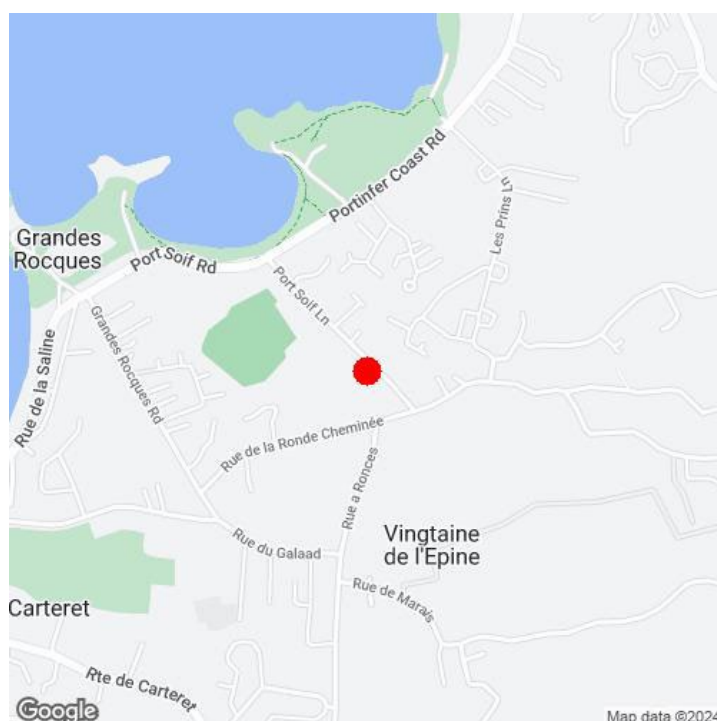
**EXTERIOR
FRONT**

The property is approached from Port Soif Lane onto a gravel driveway providing ample parking and leading to an electrically operated up and over garage door.

REAR

South-West facing rear garden bounded with walls to 2 sides and fence to other. Large granite slabbed patio area perfect for soaking up the day long sun.

Chateaux Estates are pleased to present as sole agents `Carenna` to the local market. A 4 bedroom family home situated in a quiet lane only minutes away from the west coast beaches. Having been recently refurbished throughout, the property has a real stylish feel about it and offers light and spacious accommodation which includes, extremely well appointed kitchen, spacious lounge, multi function day room with sliding doors opening up to the garden, separate utility, cloakroom and 4th bedroom to the ground floor which have the benefit of under floor heating. Master bedroom with ensuite shower room, family shower room and 2 further bedrooms complete the first floor. Externally the property has the advantage of a generously sized double garage set over 2 floors with great office/storage space on the first floor. South west rear garden with a large granite slab patio which can be accessed through the sliding doors leading from the day room making it the perfect open plan space to entertain and enjoy the day long sun. To the front there is a gravel driveway providing ample parking and leading to an electrically operated up and over garage door. Carenna is a lovely family home situated in an appealing location, which certainly deserves internal viewing to fully appreciate what's on offer. Call Chateaux today on 244544 today.



SERVICES: Electricity, Water, Electric Boiler. Under floor heating on the ground floor.

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

LISTED APPLIANCES: Bosch induction hob with integrated extractor fan and wine cooler. Other appliances are all Bosch and include eye level single oven, eye level combi oven with warming drawer under, tall fridge, tall freezer, dishwasher, 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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