

# Kushti

Kimberley Estate - Sandy Hook - St Sampson

Price £680,000



REF: 2104

TRP: 132



- A 3 bedroom family home presented in true move in condition
- Close to L'Islet Common and Grande Harve Beach
- Entrance Hall, Kitchen/Diner and Lounge
- 3 Bedrooms, 2 Bathrooms & separate WC
- Garage, Gardens and Parking
- Perry's Guide: - Page 10 B1











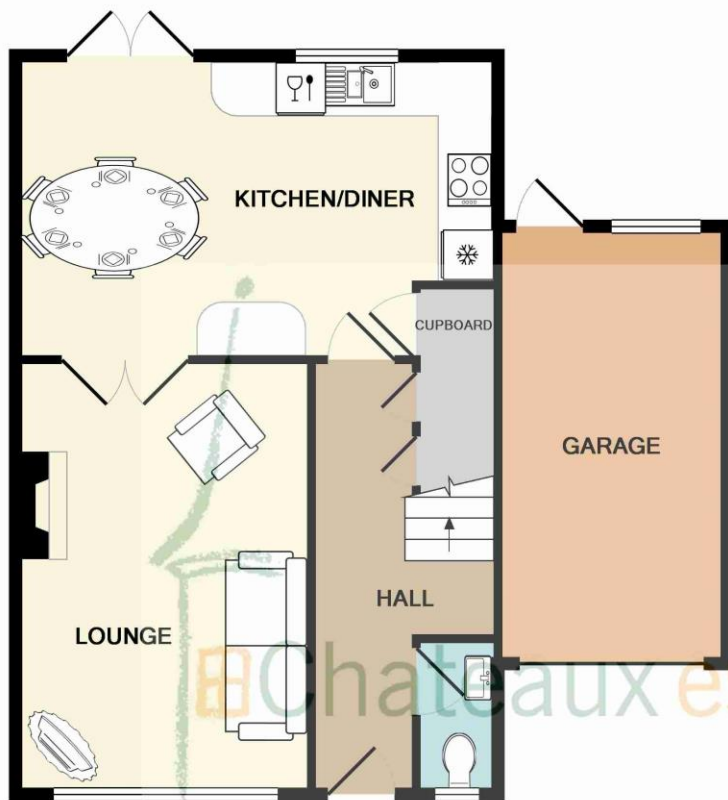




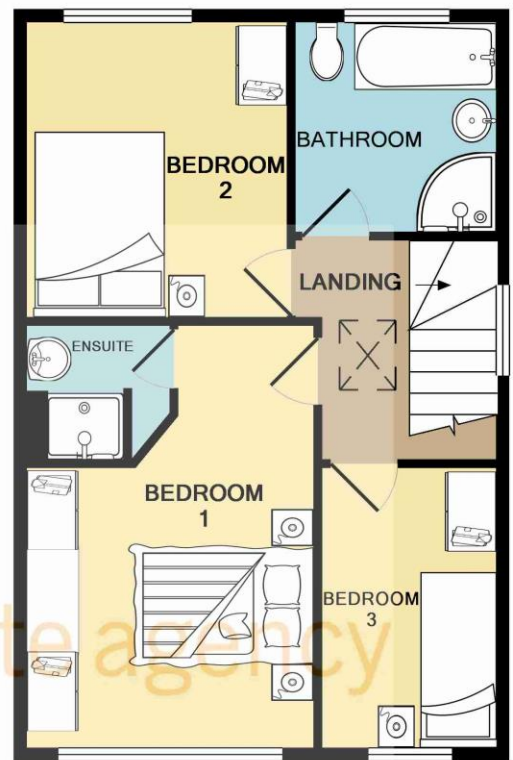








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 4.86m (15'11") x 2.18m (7'2") Max**

UPVC entrance door into hall with oak & glazed staircase to first floor with built in understairs pull out cupboard and drawers. Doors to WC and Kitchen/Diner.

**CLOAKROOM 1.79m (5'10") x 0.87m (2'10")**

White oblong wash hand basin and concealed cistern wc. Partly tiled walls and tiled floor. Window to front. Radiator.

**KITCHEN/DINER 5.48m (18'0") x 3.4m (11'2")**

Range of fully fitted base and wall units finished in Gloss White with Wood Block effect laminated worktops. 1½ bowl stainless steel sink unit together with fitted appliances including, Hotpoint Dishwasher, Belling Cooker with Hotpoint extractor over, including s/s splash back, Beko fridge/freezer. Window and double doors opening out into rear garden. Tiled floor, radiator and doors to Lounge.

**LOUNGE 4.87m (16'0") x 3.32m (10'11")**

Sliding patio door to front opening to south west facing patio & garden, feature log effect fireplace, double doors to Kitchen/Diner, Radiator.

**LANDING 2.58m (8'6") x 2.12m (6'11")**

Doors off to all first floor rooms. Window to gable, Hatch with pull down ladder to loft providing access to partly floored storage area also housing pressurized hot water cylinder.

**BATHROOM 2.38m (7'10") x 2.39m (7'10")**

Partly tiled with 4 piece suite in white comprising quadrant shower, bath, wash hand basin set on vanity unit and wc. Chrome heated towel rail. Window to rear.

**MASTER BEDROOM 4.84m (15'11") Max x 3.32m (10'11")**

Large double bedroom with window to front, range of fitted bedroom furniture. Door to en suite and Radiator.

**EN SUITE 1.7m (5'7") Max x 1.6m (5'3") Max**

Fully tiled with enclosed shower and wash hand basin set on vanity cupboard and open shelving for towels.

**BEDROOM 2 3.41m (11'2") x 3.05m (10'0")**

Double bedroom with window to rear, Radiator.

**BEDROOM 3 3.2m (10'6") x 2.07m (6'9")**

Good size single bedroom with window to front. Radiator.

**GARAGE 4.9m (16'1") x 2.55m (8'4")**

Single garage with new up and over door to front, door and window to rear. Hotpoint washing machine and Indesit tumble dryer. New electric central heating boiler.

**FRONT GARDEN**

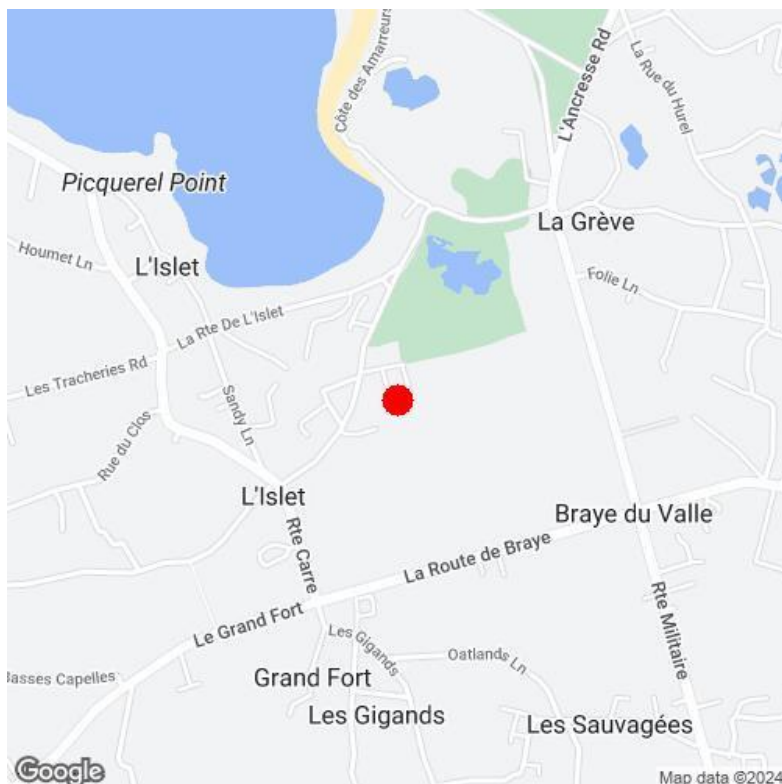
Partially enclosed with new fencing and hedging. Laid to lawn with an attractive new patio immediately to front of house and concrete drive to side providing parking and access to the garage.

**REAR GARDEN**

Fully enclosed with new timber fencing to both sides. Generous newly laid patio which also provides access to rear of garage. Remaining area of garden set out in lawn with shrubs, trees and a wooden store.



This well presented 3 bedroom semi/garage linked house has had a number of upgrades recently including external insulation to front & side, new patios to front & rear, new windows and patio doors, new electric boiler, new garage door and window shutters throughout. The accommodation comprises entrance hall, cloakroom, kitchen/diner and lounge to ground floor with 3 bedrooms (1 ensuite) and family bathroom on the first floor. Situated a short stroll from Grande Harve Bay and L'Islet common making it convenient for shopping, the spacious accommodation and external garden areas would suit a growing family. Coupled with a garage and parking this property really must be seen to fully appreciate what's on offer so call Chateaux today on 244544 to arrange a viewing.



**SERVICES:** Electricity, Water, Telephone, Electric Boiler, Mains Drainage.

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

**LISTED APPLIANCES:** Hotpoint Dishwasher, Belling Cooker with Hotpoint extractor over, including s/s splash back, Beko fridge/freezer. Hotpoint washing machine and Indesit tumble dryer.

**WHAT3WORDS:** subtexts.husky.savviest

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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