

Les Hirondelles

Couture Road - St Peter Port - GY1 2EL

Price £725,000



REF: 2208

TRP: 150



- A deceptively spacious property.
- Three double bedrooms, shower room and cloakroom.
- Large kitchen/diner and good size lounge.
- Fully enclosed south/west facing rear garden.
- Within walking distance of Beau Sejour and Cambridge Park.
- Perry's Guide:-Page 2 D1













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 3m (9'10") x 1.52m (5'0")

1/2 glazed wooden door to front. Staircase to first floor with cupboard under. doors to lounge and shower room. Radiator.

LOUNGE 6m (19'8") x 3.38m (11'1")

Good size living area with large window to front and opening to kitchen/dining room. Radiator.

KITCHEN/DINING ROOM 6m (19'8") x 4.9m (16'1") Max

Range of fitted floor and wall units in light oak finish with contrasting laminate worktops over incorporating a matte black one and a half bowl sink and drainer unit and tiled splashbacks. Appliances include, built in fridge/freezer, Belling oven, 4 ring gas hob, stainless steel extractor hood and stainless steel splashback over, Blomberg washing machine and Indesit dishwasher. Cupboard with in kitchen units housing Sadia electric central heating boiler. This room is the perfect area to cook and dine in with ample space for a large family dining table, it also features double doors out to the rear garden, large window to rear and a radiator.

SHOWER ROOM 2.7m (8'10") x 1.52m (5'0")

Fitted with a 3 piece suite comprising of a large walk in shower cubicle with glass screen, wash hand basin with mirror over and WC. Fully tiled walls and floor with under floor heating and heated towel rail. Vent Axia extractor fan. Window to side.

LANDING 3.72m (12'2") x 0.91m (3'0")

Doors to all first floor rooms, linen storage cupboard and loft access trap with is partly floored. Staircase down to ground floor with gable window to side.

BEDROOM 1 5.07m (16'8") x 2.9m (9'6")

Double bedroom with dormer window to front. Range of built in wardrobes and over bed cupboards. Built in vanity table. Radiator.

BEDROOM 2 5.3m (17'5") x 2.73m (8'11")

Double bedroom with window to rear. Built in wardrobes. Radiator.

BEDROOM 3 6.3m (20'8") x 2.2m (7'3")

Double bedroom with window to rear. Radiator.

WC 2.03m (6'8") x 0.9m (2'11")

Fitted with wash hand basin with mirror over and WC. Vent Axia extractor fan.

EXTERNAL

WORKSHOP 4.9m (16'1") x 2.6m (8'6")

Large wooden shed with windows to side and double patio doors to front. Built in workbench, twin strip lights and electric.

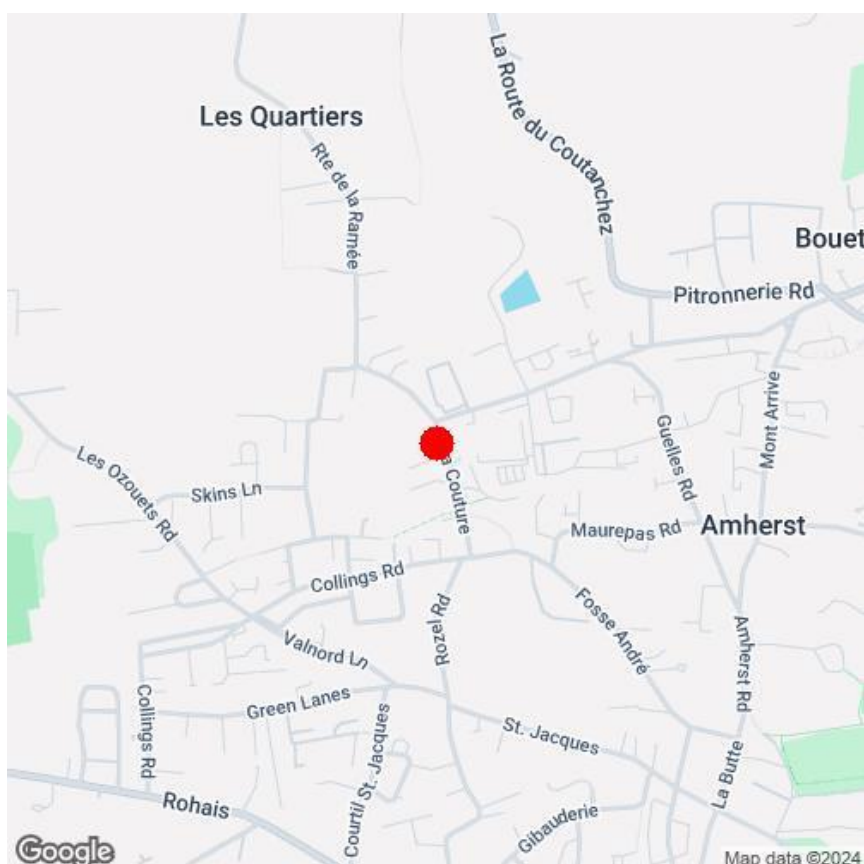
FRONT

Brick paved forecourt providing parking area to front for 2 cars boarded by low level block walls. Path to side leading to rear garden.

REAR

Double doors lead out from kitchen/dining room onto large brickwork patio area ideal for alfresco dining and bbq's. Step up onto lawn garden which being south-west facing is perfect for day round sunshine. Large wooden shed and path to side leading to front Fully enclosed and bound by block wall to rear and fences to sides.

Les Hirondelles is situated on the outskirts of St Peter Port and in walking distance of Beau Sejour and Cambridge Park. This deceptively spacious property has been extended by the present owner over the last few years to provide a large kitchen/dining room with double doors to rear garden, good size lounge, 3 double bedrooms, shower room, cloakroom and a south/west facing rear garden mainly laid to lawn and brickwork patio area together with large wooden workshop and parking for 2 cars to the front. Chateaux highly recommends this property, to view call us today on 244544.



SERVICES: Electric Supply Type: Mains Supply, Gas Supply Type: None, Water Supply Type: Mains Supply, Sewerage Supply Type: Mains Supply, Telephone Supply Type: None, Broadband Supply Type: None

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

LISTED APPLIANCES: fridge/freezer, Belling oven, 4 ring gas hob, stainless steel extractor hood and stainless steel splashback over, Blomberg washing machine and Indesit dishwasher.

WHAT3WORDS: uncork.butch.disclosing

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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