

The Laurels

Allington Drive - La Rue De La Corbinerie - St Martin

Price £879,000



REF: **2278**

TRP: **125**



- Modern 3 bedroom detached home.
- Built just a few years ago to a high specification.
- Comprises double bedroom, cloakroom, lounge/diner, kitchen and utility room on the ground floor.
- Further double bedroom, family bathroom and master ensuite bedroom on the first floor.
- Parking for 3 cars with fully enclosed rear garden.
- Perry's Guide - Page 24 C3











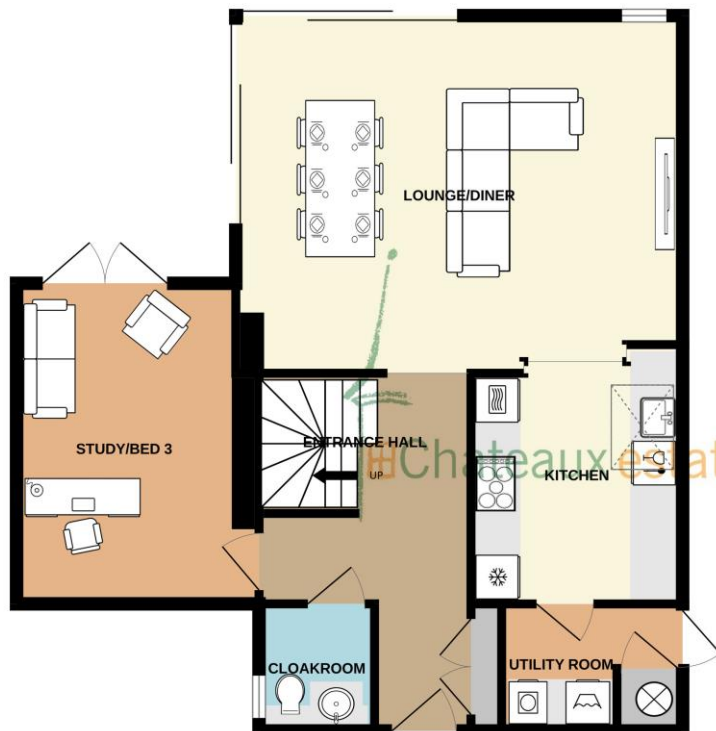




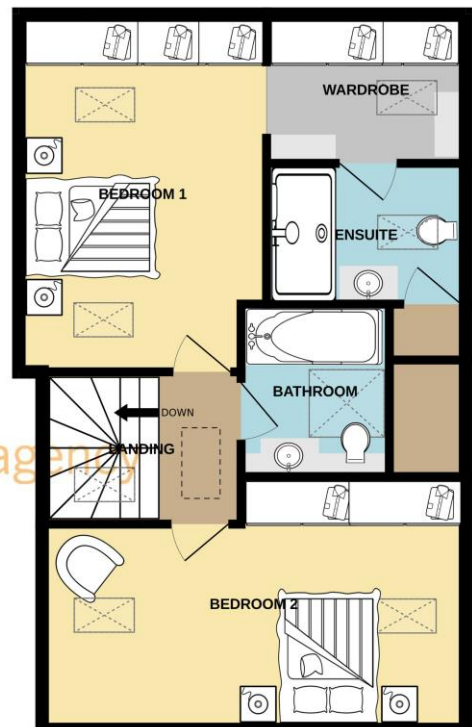




GROUND FLOOR



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 4.99m (16'4") x 2.7m (8'10") Max

Composite part glazed door to front. Cupboard housing electric fuse boards and storage space. Stairs to first floor with good size cupboard under. Doors to cloakroom, bedroom 3/study and opening through to open plan kitchen/lounge/diner. Tiled flooring.

CLOAKROOM 1.6m (5'3") x 1.6m (5'3")

Fitted with a two piece suite comprising of round bowl wash hand basin set on wall hung vanity unit and concealed cistern w.c. Window to side. Envirovent extractor fan. Tiled flooring.

BEDROOM 3/STUDY 4.22m (13'10") x 2.95m (9'8")

Good size room with double patio doors to rear leading to patio area.

LOUNGE/DINER 5.95m (19'6") x 4.75m (15'7")

Ample space to relax and dine in. Sliding doors to side and rear. Full height window. Opening through to kitchen.

KITCHEN 3.5m (11'6") x 3.05m (10'0")

Fitted wall and base units with worktops over incorporating a stainless steel double single, upstands and tiled splashbacks. Appliances are all Bosch and include single eye level oven with combi oven over, induction hob with Faber extractor fan over, fridge/freezer and dishwasher. Door to utility. Large Velux to side. Tiled flooring.

UTILITY 2.44m (8'0") x 1.7m (5'7")

Fitted wall and base units with worktops over. Appliances include Hoover washing machine and tumble dryer. Glazed door leading to side pathway. Cupboard housing hot water cylinder. Envirovent extractor fan. Tiled floor.

STAIRS TO

FIRST FLOOR LANDING 2.65m (8'8") x 2.1m (6'11")

Velux window to side. Doors to bedrooms 1 & 2 and family bathroom. Large hatch to loft.

MASTER BEDROOM SUITE 4.75m (15'7") x 3.11m (10'2") Into Eaves

Double bedroom with 2 Velux windows to side. Fitted with a row of built in wardrobes to one wall. Opening through to dressing area. Radiator.

DRESSING AREA 2.75m (9'0") x 1.9m (6'3")

Velux window to side. Fitted with a row of built in wardrobes to one wall. Opening through to bedroom and door to ensuite shower room.

ENSUITE SHOWER ROOM 2.65m (8'8") x 1.8m (5'11")

Fitted with a 3 piece suite comprising of walk in shower, round bowl wash hand basin set on wall hung vanity unit with illuminated mirror over and concealed cistern w.c. Velux window to side. Heated towel rail and Envirovent extractor fan. Fully tiled walls and floor. Eaves storage housing heating controls for the under floor heating.

FAMILY BATHROOM 2.4m (7'10") x 2m (6'7")

Fitted with a 3 piece suite comprising of bath with rain and hand held shower over, round bowl wash hand basin set on wall hung vanity unit and concealed cistern w.c. Heated towel rail. Large Velux window to side. Tiled flooring and part tiled walls. Envirovent extractor fan.

BEDROOM 2 5.95m (19'6") Into Eaves x 3.35m (11'0")

Double bedroom with Velux windows to either side. Fitted with a row of built in wardrobes to one wall. Radiator.

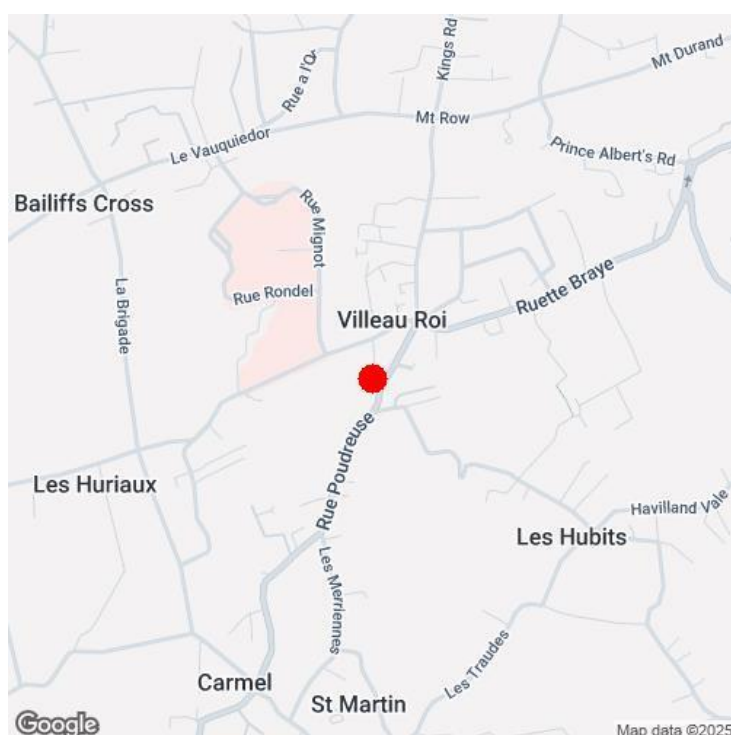
**EXTERNAL
FRONT**

This property is approached over a large brick work driveway, shared with 2 other properties. Large landscaped area providing an attractive entrance area and bin store. Brick work driveway providing parking for 3 cars with path to rear garden on both sides.

REAR

Low maintenance rear garden with access from lounge and bedroom 3/study onto a large patio which is South facing. Steps up to lawn area with established planting and shrubbery. Gates to front driveway from either side of the house. Large timber shed proving storage for your garden implements.

Chateaux Estates are pleased to offer to the market "The Laurels", a fantastic 3 bedroom home that was only built a few years ago to a very high standard. Located in La Rue De La Corbinerie (also known as the Oberlands) this location is great for access to most of the Island. The property comprises a beautiful entrance hall, double bedroom, cloakroom, lounge/diner, kitchen and utility room on the ground floor with a further double bedroom family bathroom and a master ensuite bedroom with walk through robe on the first floor. Outside you have a long shared brick paved private drive for yourselves and neighbour and your own driveway with space for up to 3 cars to front. To the rear you have a patio area wrapping around the rear of the property and a raised lawned garden and shed. This is a lovely property that must be seen to be appreciated so please contact our team to view on 244544.



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

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

LISTED APPLIANCES: Appliances are all Bosch in kitchen and include single eye level oven with combi oven over, induction hob with Faber extractor fan over, fridge/freezer and dishwasher. Hoover 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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