

# 1 Carteret Cottage

Route De Carteret - Castel - GY5 7YS

Price £1,150,000



REF: **2406**

TRP: **181**



- A Brand new build 3/4 bedroom detached family home.
- Situated along Route De Carteret, just a 2 minute walk to Cobo Village.
- Comprises, Office/bed, shower room, kitchen/lounge/diner & utility room on the ground floor.
- 2 double bedrooms, bathroom, master bedroom with dressing room & shower room on the first floor.
- Parking for 4 cars to front and a mainly enclosed garden to rear.
- Perry's Guide - Page 8 B4.























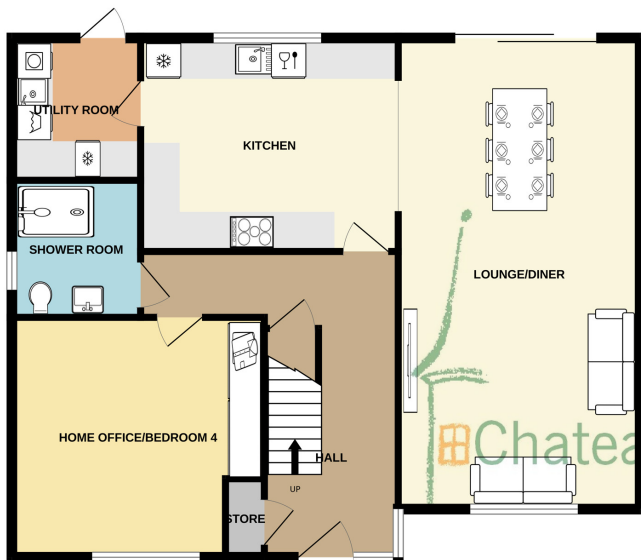












GROUND FLOOR



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**

Composite door and glazed panel to front with another glazed panel to side. Doors to kitchen/lounge/diner, office/bedroom 4 and shower room. Cupboard housing electrics and underfloor heating manifolds together with ample storage space. Stairs to first floor with cupboard under.

### **KITCHEN 4.35m (14'3") x 3.6m (11'10")**

Fitted with an extensive range of modern wall and base units with Granite worktops over incorporating a Blanco single bowl sink and drainer unit with matching up stands and cill. Appliances are all Neff and include eye level single oven with slide and hide drawer, combi oven over, fridge/freezer and full size dishwasher. Large opening through to lounge/diner and door to utility.

### **LOUNGE/DINER 7.95m (26'1") x 4.1m (13'5")**

Great size room with ample space to relax and dine in. Window to front and sliding glazed patio doors to rear opening out onto the rear garden. Opening through to kitchen.

### **UTILITY ROOM 2.4m (7'10") x 2.2m (7'3")**

Fitted with wall and base units matching the kitchen units with worktops over incorporating a Blanco sink and drainer unit and up stands. Appliances include Hotpoint washing machine and tumble dryer and wine fridge. Part glazed uPVC door to rear.

### **SHOWER ROOM 2.3m (7'7") x 2.4m (7'10")**

Fitted with a 3 piece suite comprising large walk in shower, w.c and wash hand basin set in vanity unit with illuminated mirror over. Heated towel rail and Envirovent extractor fan. Window to side. Fully tiled walls.

### **OFFICE/BEDROOM 4 4.35m (14'3") x 3.95m (13'0")**

Versatile room with window to front. Fitted robes to side. Hotpoint freestanding fridge/freezer.

### **STAIRS TO FIRST FLOOR LANDING**

Hatch to loft. Cupboard housing Comet boiler and hot water cylinder. Doors to bedrooms 1, 2 and 3 and family bathroom. Velux window to front.

### **BEDROOM 1 4.35m (14'3") x 4m (13'1") Into Eaves**

Double bedroom with dormer window to front. Radiator. Door leading to dressing room.

### **DRESSING ROOM 3.45m (11'4") Max x 2.4m (7'10")**

Dormer window to rear. Fitted row of robes to one side and vanity table with drawers. Doors to bedroom and ensuite shower room.

### **ENSUITE SHOWER ROOM 3.45m (11'4") x 1.7m (5'7")**

Fitted with a 3 piece suite comprising walk in shower, concealed cistern w.c and wash hand basin set in vanity unit with illuminated mirrored cabinet over. Dormer window to rear. Heated towel rail. Fully tiled walls and floor. Envirovent extractor fan.

### **FAMILY BATHROOM 3.05m (10'0") x 2.6m (8'6")**

Fitted with a 4 piece suite comprising large bath, concealed cistern w.c and wash hand basin set in vanity unit with illuminated mirrored cabinet over and shower cubicle. Velux to rear. Fully tiled walls and floor. Envirovent extractor fan.

### **BEDROOM 2 4.1m (13'5") Max x 4.1m (13'5")**

Double bedroom with dormer window to rear. Run of fitted robes to one side. Radiator.

### **BEDROOM 3 4.1m (13'5") x 3.65m (12'0") Max**

Double bedroom with dormer window to front. Radiator.

### **EXTERIOR FRONT**

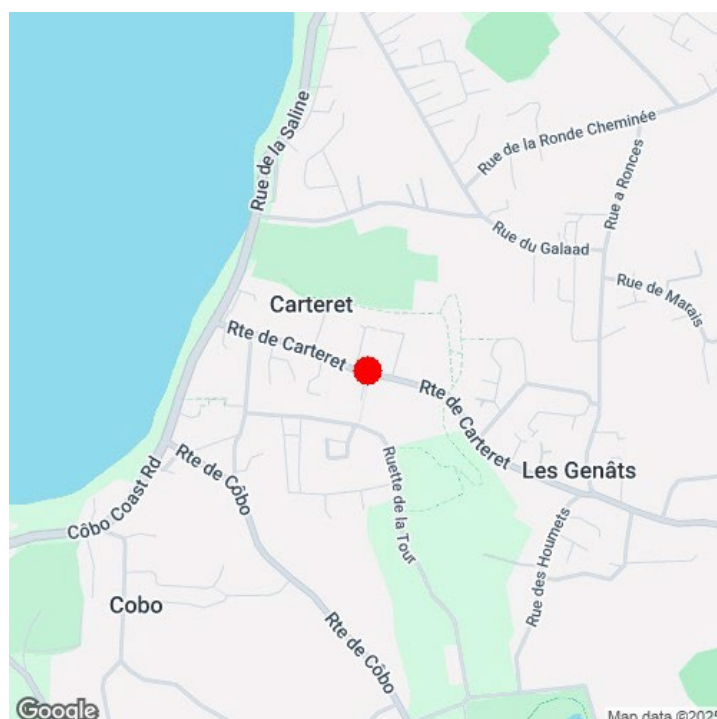
Situated on Route De Carteret Road the property has a granite wall to road with brick capping together with pillars forming entrance. Granite cobbles to front leading to brickwork driveway providing vehicle access to units one and two and access to rear garden of number one. To the front of number one, large brickwork paved area forming parking for at least four cars. Landscaped area to road side, patio slabs to West side together with garden fencing to Neighbour.

### **REAR**

Mainly fenced in together with large garden shed. Large patio with paths leading to front and gate to side, remaining area of garden is laid to lawn.



Chateaux Estates are pleased to offer to the market "1 Carteret Cottage", a brand new build 3/4 bedroom detached family home. Situated in a great location along Route De Carteret, just a 2 minute walk to Cobo Village, beach, shops and restaurants. Comprises kitchen/lounge/diner, utility room, shower room & office/bedroom on the ground floor with 2 double bedrooms, family bathroom & master bedroom with dressing room and ensuite shower room. Externally the property has a lovely brick paved driveway with space for around 4 cars to front with a mainly enclosed garden to rear. The property has been finished to a very high standard and viewing is essential to fully appreciate what is on offer. To view please call the office on 244544.



**SERVICES:** Electric Supply Type: Mains, Gas: None, Water: Mains, Sewerage: Unknown, Telephone: Landline, Broadband: Fibre, Electric wet under floor heating downstairs, Electric radiators upstairs, Electric boiler.

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

**LISTED APPLIANCES:** Neff eye level single oven with slide and hide drawer with combi oven over, Neff fridge/freezer and Neff full size dishwasher. Hotpoint washing machine and tumble dryer and wine fridge.

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.