

2 Carteret Cottage

Route De Carteret - Castel - GY5 7YS

Price £1,150,000



REF: **2407**

TRP: **202**



- A Brand new build 3 bedroom detached family home with integral garage.
- Situated along Route De Carteret, just a 2 minute walk to Cobo Village.
- Comprises, cloakroom, kitchen/breakfast room, lounge/diner, utility & garage on the ground floor.
- 2 double bedrooms, bathroom, master bedroom with dressing room & shower room on the first floor.
- Parking for 5/6 cars to front and a mainly enclosed garden to rear.
- Perry's Guide - Page 8 B4.







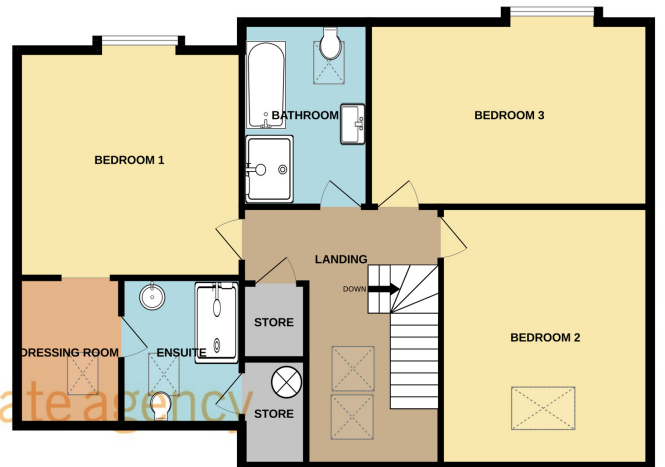
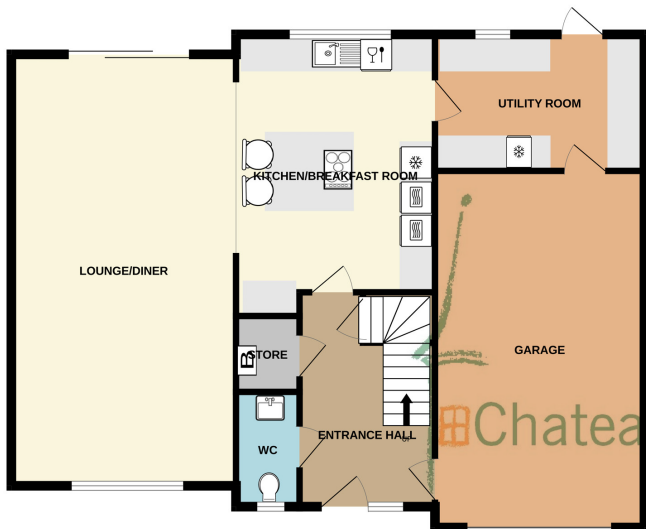












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Doors to kitchen/lounge/diner, garage and w.c. Cupboard housing electrics and underfloor heating manifolds together with ample storage space. Stairs to first floor with full height cupboard and low level cupboards under.

CLOAKROOM 2m (6'7") x 1.1m (3'7")

Fitted with a 2 piece suite comprising 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.

KITCHEN/BREAKFAST ROOM 4.8m (15'9") x 3.7m (12'2")

Fitted with an extensive range of wall and base units with granite worktops over incorporating a Blanco single sink and drainer unit over with matching up stands. Central Island incorporating a small breakfast bar. Appliances are all Neff and include eye level oven with slide and hide door, combi oven over, Induction hob set in Central Island with extractor fan over, full size dishwasher and fridge/freezer. Opening through to living area and doors to utility and hallway.

LOUNGE/DINER 7.95m (26'1") x 4.2m (13'9")

Great size room to relax and dine in with window to front and sliding patio doors to rear opening out to rear garden. Large feature Media wall. Opening through to kitchen.

UTILITY ROOM 3.9m (12'10") x 2.55m (8'4")

Fitted with wall and base units matching the kitchen units with worktops over incorporating a Blanco sink and drainer unit and up stands. Plumbing and electrics ready for washing machine and tumble dryer. Wine fridge. Part glazed uPVC door to rear garden and doors to kitchen and garage.

GARAGE 6.65m (21'10") x 3.9m (12'10")

Electric up and over door to front and doors to hallway and utility.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft. Large cupboard, Doors to bedrooms 1, 2 and 3 and family bathroom. Velux windows to front.

BEDROOM 1 4.3m (14'1") Max x 4.2m (13'9")

Double bedroom with dormer window to Rear. Radiator. Opening to dressing room.

DRESSING ROOM 2.75m (9'0") x 1.8m (5'11")

Velux window to front. Fitted row of robes to one side and vanity table with drawers. Opening to bedroom and ensuite shower room.

ENSUITE SHOWER ROOM 2.75m (9'0") x 2.25m (7'5")

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

FAMILY BATHROOM 3.65m (12'0") x 2.3m (7'7")

Fitted with a 4 piece suite comprising 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 3 5.1m (16'9") x 3.65m (12'0")

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

BEDROOM 2 4.85m (15'11") x 3.9m (12'10")

Double bedroom with Velux window to front. Run of fitted robes to one side. Radiator.

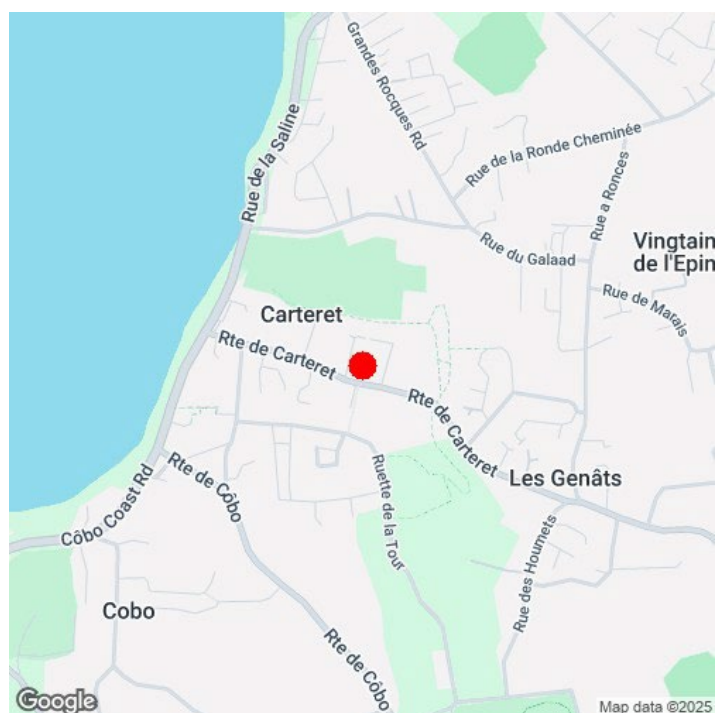
EXTERIOR FRONT

Situated on Route De Carteret Road. 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 two, large brickwork paved area forming parking for around 5/6 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 both sides, remaining area of garden is laid to lawn.

Chateaux Estates are pleased to offer to the market "2 Carteret Cottage", a brand new build 3 bedroom detached family home with integral garage. Situated in a great location along Route De Carteret, just a 2 minute walk to Cobo Village, beach, shops and restaurants. Comprises kitchen/breakfast room, lounge/diner, utility room, cloakroom & garage 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 5/6 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: 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: Appliances are all Neff and include eye level oven with slide and hide door, combi oven over, Induction hob set in Central Island with extractor fan over, full size dishwasher and fridge/freezer. 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.

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