

Pamnuma

Clos Des Emrais - Rue Des Houmets - Castel

Price £780,000



REF: 2433

TRP: 189



- A detached 3 bedroom family home.
- Situated in a small clos just a short walk to Saumarez Park.
- Comprising kitchen/breakfast room, lounge/diner, sunroom & Wc on the ground floor.
- Master ensuite bedroom, family bathroom & 2 further double bedrooms on the first floor.
- Parking for 4-5 cars plus a detached double garage to front & side, rear garden.
- Perry's Guide - Page 8 C5





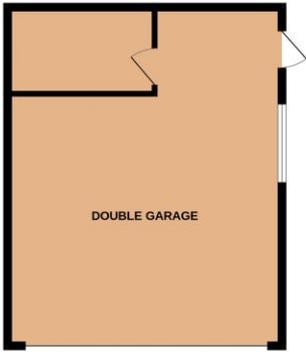




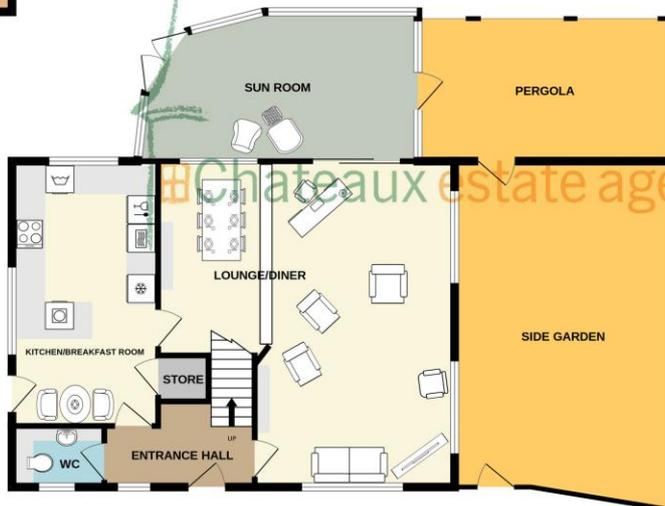








GROUND FLOOR



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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6

12

18

24 m

1:250

ENTRANCE LOBBY

uPVC glazed door to front with glazed panels either side. Doors off to lounge, kitchen/breakfast room and cloakroom.

LOUNGE/DINER 6.76m (22'2") Max x 6.15m (20'2") Max

Well proportioned living room with large opening through to raised dining area and door giving access to the kitchen. Window to front, two windows to side, patio doors and window to sun room. 3 radiators.

SUN ROOM 6.05m (19'10") Max x 3.05m (10'0")

Great space to relax with two access points to the pergola and rear garden.

CLOAKROOM 1.9m (6'3") x 1.13m (3'8")

Fitted with a 2 piece suite in white comprising wash hand basin and WC set in `L` shaped vanity unit. Heated towel rail and window to front.

KITCHEN/BREAKFAST ROOM 5.5m (18'1") x 3.05m (10'0")

Fitted with a range of wall and base units in beech effect with contrasting worktops over incorporating a stainless steel 1½ bowl sink fitted with an insinkerator and drainer. Neff appliances include oven, combi-oven, warming drawer, fridge with freezer compartment and dishwasher along with Miele washing machine and tumble dryer. Large store cupboard. Window and ½ glazed door to side and window to rear. Radiator.

STAIRS/LANDING

Stairs to first floor landing with doors off to all bedrooms and family bathroom. Hatch to floored loft space with ladder.

MASTER BEDROOM 4.17m (13'8") Max x 4.1m (13'5")

Generous double with fitted dressing table and storage run. Doors off to walk-in wardrobe and ensuite. Dormer window to front and window to side. 2 radiators.

WALK IN WARDROBE 1.8m (5'11") x 1.7m (5'7") Max

Hanging rails to either side with shelving above and to rear.

ENSUITE 1.97m (6'6") x 1.76m (5'9")

Fitted with a 3 piece suite in white comprising shower cubicle, wash hand basin set on vanity unit and WC. Dormer window to rear. Heated towel rail.

FAMILY BATHROOM 2.2m (7'3") x 1.75m (5'9")

Fitted with a 3 piece suite in white comprising bath with shower over, wash hand basin and WC set in vanity unit. Dormer window to rear. Heated towel rail.

BEDROOM 2 3.4m (11'2") Max x 3.05m (10'0")

Double bedroom with built in wardrobe, dormer window to rear and window to side. Radiator.

BEDROOM 3 4.02m (13'2") x 2.57m (8'5")

Double bedroom with built in wardrobe, dormer window to front and window to side. Radiator.

GARAGE 7.04m (23'1") x 5.67m (18'7")

Double garage with electric up & over door to front, window and door to side. Room to rear corner housing oil tank and access to underground water storage.

EXTERIOR

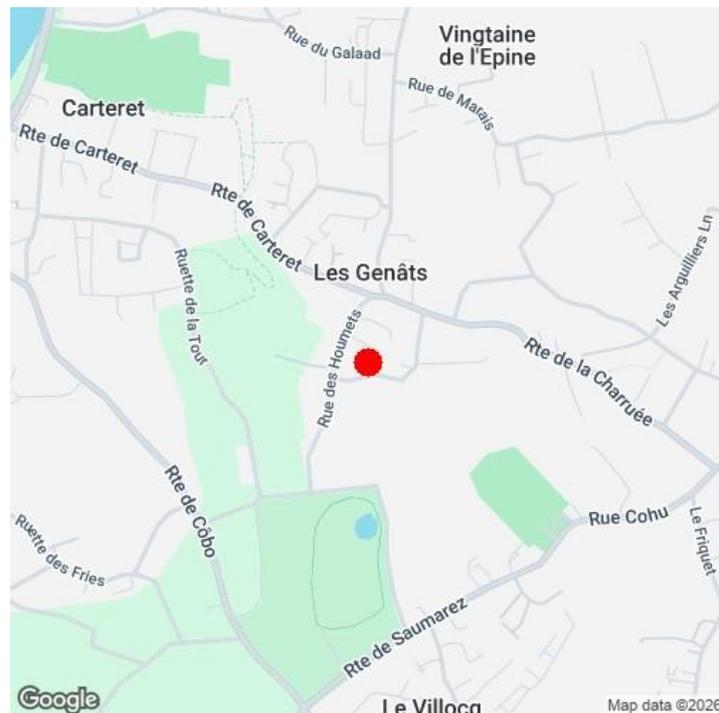
FRONT

`L` shaped tarmac driveway offering plenty parking with full width access to double garage. Gates to both sides, one directly to garden the other to an enclosed pathway and larger planted border leading to pergola.

REAR

Fully enclosed garden mainly laid to lawn with mature planted borders. Decorative pathway to garage and side gate. Lovely raised pergola area to other corner with terracotta tiled floor tiles and gate to side. There is a hut housing the oil fired boiler.

Chateaux Estates are pleased to offer to the market "Pamnuma", a detached 3 bedroom family home situated in the small Clos Des Emrais in Castel, just a short walk to Saumarez Park. The property comprises a kitchen/breakfast room, lounge/diner, sunroom & Wc on the ground floor with a master ensuite bedroom, family bathroom and 2 further double bedrooms on the first floor. Parking for 4-5 cars on a tarmac driveway to front offering access to the detached double garage and rear garden. The property has been well cared for by the current owners and viewing is essential to show what it has to offer. To view please call 244544 today.



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

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

LISTED APPLIANCES: Neff appliances include oven, combi-oven, warming drawer, full height fridge, dishwasher along with Miele 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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