

Oakley

New Paris Road - St Peter Port

Price £689,000



REF: 2489

TRP: 172



- A semi detached 3 bedroom Townhouse.
- Modern property built in 2008.
- Comprises kitchen/living room & cloakroom on the ground floor, master ensuite bedroom on the first.
- 2 double bedrooms & family bathroom on the second floor.
- Secure parking space for 1 car.
- Perry`s Guide - Page 17 G3













GROUND FLOOR

1ST FLOOR

2ND 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 4.2m (13'9") x 3m (9'10")

uPVC part glazed door to front. Cupboard housing incoming electrics. Stairs to first floor landing with large under stairs cupboard housing underfloor heating manifolds and plenty of storage space. Doors to cloakroom and kitchen/lounge/diner. Underfloor heating.

CLOAKROOM 2.25m (7'5") x 0.98m (3'3")

Fitted with a two-piece modern suite comprising WC and wall mounted wash basin with mirror over. Envirovent extractor fan. Window to front. Part tiled walls and floor. Underfloor heating.

KITCHEN/LOUNGE/DINER 9.1m (29'10") x 4.2m (13'9")

The kitchen area is fitted with wall and base units in a combination of cream gloss and wood effect finish with granite worktops and up stands over incorporating a single bowl sink and drainer unit. Appliances include Küppersbusch single oven with Küppersbusch 4 ring hob and Siemens extractor fan over, Hotpoint washing machine, Bosch full-size dishwasher and Hotpoint freestanding fridge/freezer. Breakfast bar with seating for three. Sliding French doors opening out into private courtyard and vaulted Velux window to rear. An excellent space to relax in dine in. Underfloor heating.

COURTYARD

Private courtyard with ample space for seating, BBQ and potted plants.

FIRST FLOOR LANDING

Window to front. Airing cupboard housing hot water cylinder. Door to bedroom one. Stairs to 2nd floor landing with full height storage cupboard under. Radiator.

BEDROOM 1 4.2m (13'9") x 3.95m (13'0")

Great size double bedroom with window to rear providing sea views. Door to ensuite shower room. Radiator.

ENSUITE SHOWER ROOM 2.04m (6'8") x 1.95m (6'5")

Fitted with a three-piece suite comprising corner shower cubicle, WC and wall mounted wash hand basin with illuminated mirror fronted cabinet over. Tiled walls and floor. Heated towel rail and Envirovent extractor fan. Underfloor heating.

SECOND FLOOR LANDING

Velux window to side. Hatch to loft. Doors to bedrooms 2, 3 and family bathroom.

BEDROOM 2

Double bedroom with window to rear providing stunning sea views across to Herm and Jethou. Radiator.

FAMILY BATHROOM 2.15m (7'1") x 1.95m (6'5")

Fitted with a three-piece suite comprising bath, WC and wall mounted wash hand basin with illuminated mirror fronted cabinet over. Heated towel rail and extractor fan. Velux window to side. Fully tiled walls and floor. Under floor heating.

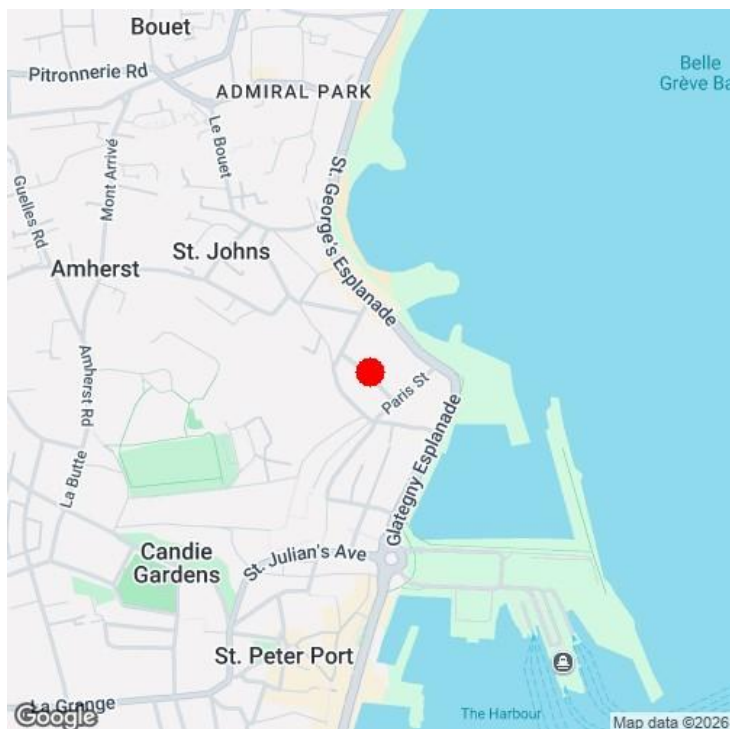
BEDROOM 3 4.2m (13'9") x 2.86m (9'5")

Double bedroom with window to front and radiator.

PARKING

One allocated parking space (no 7) within a short distance from the property in a secure private parking area. There is also good on street parking directly outside the property.

Chateaux estates are pleased to offer to the market "Oakley" a semi detached 3 bedroom townhouse located in New Paris Road, conveniently positioned for both easy access to the Town Centre and the amenities at Admiral Park which is in walking distance. Built in 2008 this modern property comprises a cloakroom and great size open plan kitchen/living room which opens out to a private courtyard garden on the ground floor, on the first floor you have a large landing with master ensuite bedroom and on the second floor you have 2 double bedrooms and family bathroom. Great sea views from the first & second floors looking out over to Herm and across the Seafront. The property also has the benefit of a secure parking space just up the road. Viewing is highly recommended so please call 244544 to view.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre.

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

LISTED APPLIANCES: Küppersbusch single oven with Küppersbusch 4 ring hob and Siemens extractor fan over, Hotpoint washing machine, Bosch full-size dishwasher and Hotpoint freestanding fridge/freezer.

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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