Chateaux estate agency

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New Dwelling - Rental

2 Le Petit Essart - Vale

Price £3,100pcm

3 2 3

REF: **2504** TRP: **144**

Brand new, granite fronted semi-detached dwelling, situated in a very quiet and peaceful lane in the Vale, close to The Bridge and its amenities

- 3 bedroom New Build property.
- Situated in a quiet lane within walking distance of The Bridge.
- Open plan kitchen/lounge/diner, entrance hall and shower room.
- 2 double bedrooms, 1 single bedroom and bathroom.
- Front and rear gardens with parking for 3 cars.
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Entrance Hall

Door to Cloak/Shower/Utility Room and Stairs to First Floor

Ground Floor Cloak/Shower/Utility Room

Ground Floor WC, basin and Vanity unit

Beautiful fitted, modern kitchen with Neff appliances

Spacious and bright living room with plenty of space for dining table and settee suite. Bi-fold doors opening to Patio and rear garden

Open plan living area

Ready to receive media wall for flat screen TV

Bedroom 3 with lovely outlook to the South

Bedroom 3 with useful storage cupboard

2nd Double bedroom with great views over fields to rear

2nd Double bedroom

Master double bedroom with great views over fields to rear

Master double bedroom with fitted robes

Fully tiled Family bathroom with separate shower and under floor heating

Family bathroom with mirrored cabinet and electric towel rail

Rear walled in garden with large patio, lawned area, 10’ x 8’

Garden shed with light and power, ideal for bike storage and garden tools

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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GROUND FLOOR

ENTRANCE HALL 3.05m (10'0") x 2.75m (9'0")
Part glazed composite door and side panel to front. Staircase to 1st floor with storage cupboard under. Doors to shower room, kitchen/lounge/diner and cupboard housing incoming electrics and fuse boards together with lots of storage space.

SHOWER/UTILITY ROOM 3.05m (10'0") x 2.1m (6'11")
Fitted with a three piece suite comprising wash hand basin set on wall hung vanity unit with illuminated mirror over, separate shower cubicle with bench and WC. Extractor fan and heated towel rail. Part tiled walls and Karndean flooring. Door to cupboard for washing machine and tumble dryer.

OPEN PLAN LIVING ROOM 7.6m (24'11") Max x 6.65m (21'10") Max
The kitchen area is fitted with wall and base units and contrasting worktops over incorporating a one and a half bowl sink with matching drainer grooves, up stands and window cill. Appliances include Neff eye level single oven with slide and hide door, Neff combi oven, Neff ceramic induction hob with Neff dishwasher and Neff fridge/freezer. Ample space to relax and dine with bifold folding doors leading out to patio area, window to rear and window to front. karndean flooring.

FIRST FLOOR

LANDING 3.4m (11'2") x 0.98m (3'3")
Hatch to loft with pull down ladder. Doors to bedrooms one, two and three and bathroom. Radiator.

BEDROOM 1 4.7m (15'5") x 3.5m (11'6")
Double bedroom with window to rear. Fitted with a range of bedroom furniture including robes and drawers. Radiator.

BEDROOM 2 4.7m (15'5") x 3.05m (10'0")
Double bedroom with window to rear and radiator.

BEDROOM 3 3.9m (12'10") Max x 2.75m (9'0")
Single bedroom with window to front. Full height over stairs cupboard. Radiator.

FAMILY BATHROOM 2.75m (9'0") x 2.65m (8'8")
Fitted with a four piece suite comprising wash hand basin set in wall hung vanity unit with illuminated mirror door cabinet over, bath, separate shower cubicle and WC. Window to front. Heated towel rail and Monrose extractor fan. Fully tiled walls and floor.

EXTERIOR

FRONT
Brick paved driveway to front providing parking for three cars and electric charging point. Path to side giving access to rear garden. Planted border to one side and lawn area to other.

REAR
The very low maintenance rear garden is mainly laid to lawn with patio area perfect for alfresco dining and sitting out enjoying the sun. Large garden shed for storage. Bound by rendered walls and fencing.

Chateaux Estate Agency is extremely proud to present as sole agents, this **granite fronted** semi-detached new build dwelling which is situated in a **quiet and peaceful** lane in the Vale, close to The Bridge and its amenities.

Special attention has been made to the design and finishes including a fully fitted **'Acorn Lifestyle`** kitchen with **Neff appliances** and Silestone worksurfaces, modern staircase, quality bathroom and shower room together with **'Deuren`** internal doors, frames and architraves with fitted wardrobes to the main bedroom.

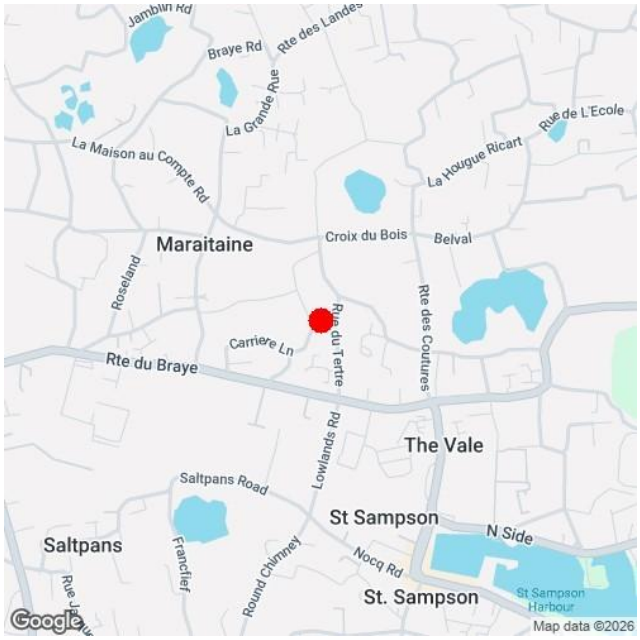
The accommodation is set over 2 floors, the ground floor comprises large entrance hall, shower room with utility cupboard, spacious open plan kitchen/lounge/diner bi-folding doors leading out onto the patio area.

The first floor comprises **2 double bedrooms** with the main bedroom fitted with robes, **single bedroom** and a 4 piece family bathroom.

Built with **modern high insulation values** in mind together with energy efficient **solar panels** and a car charging point this property will acheive low running costs.

Externally the property boasts a low maintenance lawn garden with patio area and large garden shed to side and brick paved driveway to front providing parking for 3 cars.

This property is perfect for any potential purchasers looking for a low maintenance, new build in a quiet lane in the North of the Island. To arrange a viewing call or email Chateaux today on 244544 or info@chateaux.gg



SERVICES: **Electric**: Mains, **Gas:** None, **Water**: Mains, **Sewerage:** Cesspit Drainage, **Telephone:** Available, **Broadband:** Available (Cat 6 wiring to main rooms), **Sky Dish:** Installed, **Solar Panels:** Installed, **Electric Car Charging Point:** Installed.

RENTAL INFO: £3,100PCM, Available immediately,
1 Month's rent deposit, initial rental term min 2 years.

PRICE INCLUDES: Floor coverings, blinds, light fittings and listed appliances.

LISTED APPLIANCES: Neff eye level single oven with slide and hide door, Neff combi oven, Neff ceramic induction hob with Neff dishwasher and Neff 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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