

Karina

Rue Des Fleurs - Les Prins - Vale

Price £530,000



REF: **2525**

TRP: **156**



- A semi detached 3 bedroom family home.
- Situated in the popular Les Prins development, close to Les Grandes Rocques.
- Comprises lounge, dining room, conservatory, kitchen, utility, WC & garage on the ground floor.
- Shower room, 2 double bedrooms & 1 single bedroom on the first floor.
- Front and rear gardens plus parking for 1 car.
- Perry's Guide - Page 8 D2













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 1.8m (5'11") x 1.15m (3'9")

uPVC door with glazed side screen. Staircase to 1st floor. Radiator. Door to Lounge.

LOUNGE 5.05m (16'7") Max x 4.57m (15'0")

Window to front. Fireplace with electric fire. Arched opening through to dining room. Door to porch. Two radiators.

DINING ROOM 3.21m (10'6") x 2.93m (9'7")

Double doors through to conservatory. Arched opening into kitchen and lounge. Radiator.

CONSERVATORY 2.9m (9'6") x 2.9m (9'6") Max

Half glazed conservatory with Perspex roof. Double doors out onto the patio and rear garden. Double doors to dining room.

KITCHEN 3.22m (10'7") x 3.05m (10'0")

Range of wall and base units. Neff double oven, Neff hob with extractor over, Montpellier dishwasher, Freestanding Hotpoint fridge. Window to rear. Arched opening to dining room. Door to utility and door to large under stairs cupboard with shelving forming ideal Larder cupboard. Radiator.

UTILITY 2.43m (8'0") x 1.49m (4'11")

Indesit washing machine and Indesit tumble dryer. Area for hanging coats and storing shoes. Window to side. Door into WC. Door to rear garden. Door to Garage.

WC 1.4m (4'7") x 0.85m (2'9")

WC with window to rear.

GARAGE 5m (16'5") x 2.45m (8'0")

Single Garage with window to side. Up and over garage door to front. Camray Oil fired boiler (recently serviced). Freestanding Bosch freezer. Various shelves and incoming electrical metres.

FIRST FLOOR

LANDING

Doors to 3 bedrooms and shower room. Window to gable. Staircase down to ground floor. Hatch with pull down ladder providing access to partly floor roof space.

BEDROOM 1 4.4m (14'5") x 3.05m (10'0")

Double bedroom with window to front. Radiator.

BEDROOM 2 3.54m (11'7") x 3.4m (11'2")

Double bedroom with window to rear. Range of wardrobes and drawer units together with bedside cabinet.

BEDROOM 3 3.32m (10'11") x 2.99m (9'10") Max

Good size single bedroom with window to front, built-in drawer unit and radiator.

SHOWER ROOM 2.43m (8'0") x 2.38m (7'10")

Large corner shower with sliding doors together with run of units incorporating WC and wash hand basin. Window to rear, radiator and fully tiled walls.

EXTERNAL

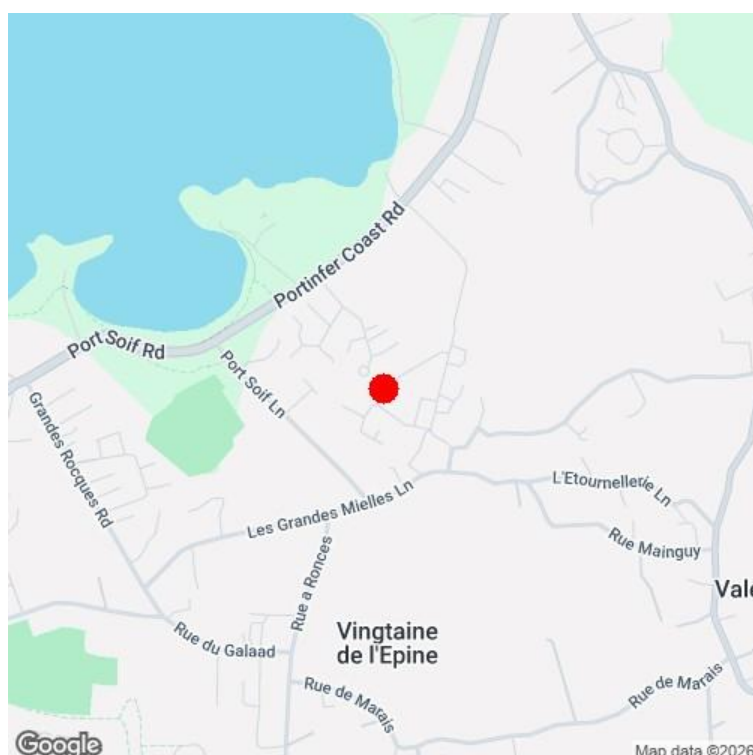
FRONT

Driveway providing parking and access to garage and front garden. Path to front door with block walls forming boundary to road and neighbour. Established planting and gravel area providing seating area.

REAR

North/West facing rear garden with large patio leading to lawned area with raised planters. Remains of derelict shed. Path to front.

Chateaux Estates are pleased to offer to the market "Karina", a semi detached 3 bedroom family home. Located in the popular Les Prins, situated near Les Grandes Rocques and a short drive to Cobo Village. The property comprises Lounge, dining room, kitchen, conservatory, utility, WC and integral garage on the ground floor with family shower room, 2 double bedrooms and a single bedroom on the first floor. Externally you have a garden laid to gravel to front and tarmac drive with space for 1 car, if you need more parking you could create more using the current front garden fairly easily. To the rear you have a patio and lawn areas to enjoy. The property is a little dated in places but in its present condition you could easily move in and modernise overtime. To view please call Chateaux on 244544.



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

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

LISTED APPLIANCES: Neff double oven. Neff hob with extractor over. Montpellier dishwasher. Freestanding Hotpoint fridge. Indesit washing machine and Indesit tumble dryer. Freestanding Bosch 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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