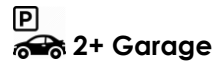


2 La Maisonette

Kings Road - St Peter Port - GY1 1QA

Price £875,000



REF: 2536

TRP: 196



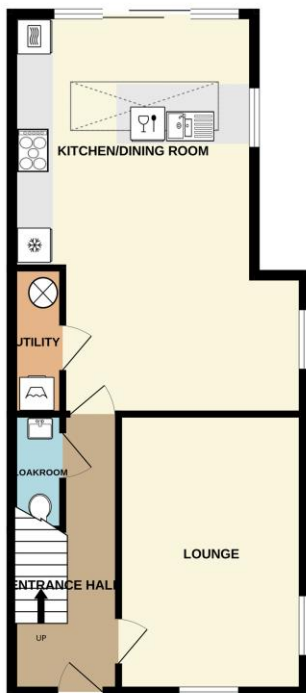
- A semi detached 3 bedroom property.
- Built in 2018 this high spec house is located in the desirable location of Kings Road.
- Comprises lounge, kitchen/diner, utility & cloakroom on the ground floor.
- 2 double bedrooms & family bathroom on the first floor, master ensuite bedroom on the second floor.
- Parking for 2 plus a double garage with office/studio above & front & rear gardens.
- Perry's Guide - Page 4 D9







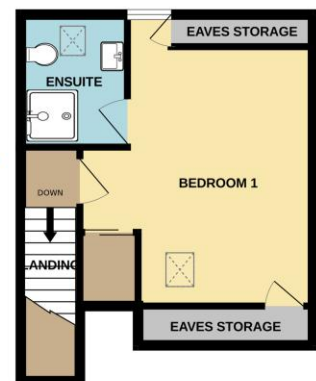




GROUND FLOOR



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.
Made with Metropix 5/2025

ENTRANCE HALL 4.79m (15'9") x 1.85m (6'1")

With staircase to 1st floor and doors to kitchen/diner, separate lounge and cloakroom.

LOUNGE 4.8m (15'9") x 3.15m (10'4")

With windows to front and side.

WC 1.96m (6'5") x 0.85m (2'9")

With WC and wash hand basin.

KITCHEN/DINER 6.85m (22'6") x 4.33m (14'2")

Large kitchen/diner with two windows to side and sliding patio doors with side screens. Fully fitted kitchen including the following appliances, AEG oven, combi microwave, induction hob, extractor hood, dishwasher and Neff fridge/freezer. Door to utility cupboard.

UTILITY 2.5m (8'2") x 0.85m (2'9")

With hot water cylinder, Hotpoint washing machine and tumble dryer.

STAIRS TO FIRST FLOOR LANDING

Landing with doors to bedrooms 2 & 3 together with family bathroom. Staircase to ground floor and to 2nd floor.

BATHROOM 2.21m (7'3") x 2.16m (7'1")

Four piece family bathroom, including corner shower cubicle, bath, WC and wash hand basin. Window to rear.

BEDROOM 3 3.59m (11'9") x 3.15m (10'4") Max

Double bedroom with window to rear.

BEDROOM 2 3.58m (11'9") x 3.15m (10'4")

Double bedroom with window to front.

STAIRS TO SECOND FLOOR

Landing with door into bedroom 1.

MASTER BEDROOM 4.37m (14'4") Max x 3.09m (10'2") Min

Double bedroom with built-in robe and access to eaves storage cupboards. Dormer window to rear and Velux roof window to front. Door into ensuite.

ENSUITE 2.18m (7'2") x 1.88m (6'2")

Three piece suite including shower cubicle, WC and wash hand basin. Velux roof window to rear.

GARAGE 6.08m (19'11") x 4.73m (15'6")

Double Garage with electric up and over garage door to front, door and window to rear. Staircase up to 1st floor office/studio.

OFFICE/STUDIO 4.35m (14'3") x 3.77m (12'4")

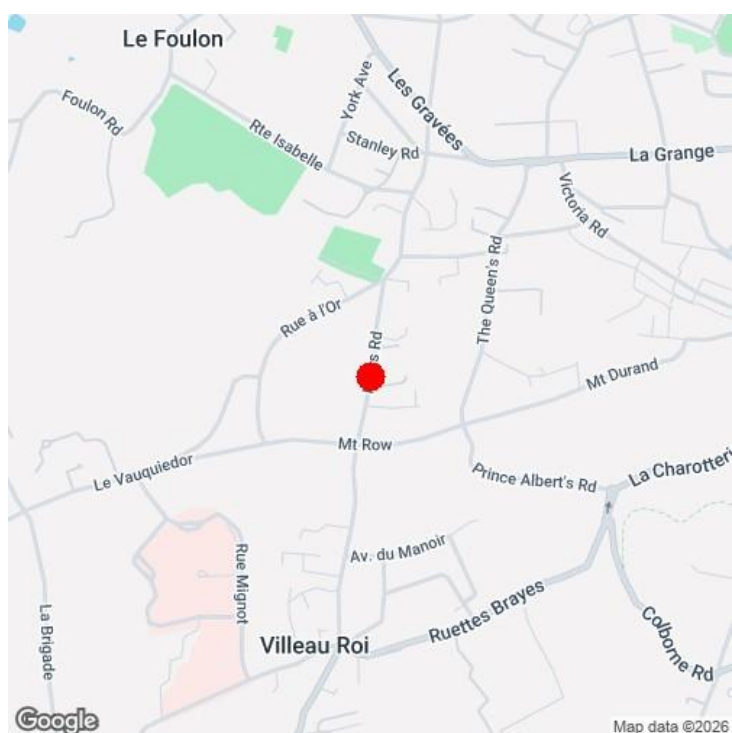
Perfect for those wanting to work from home in a dedicated area separate from the main house. With Velux roof windows to front and rear plus access to eaves storage cupboards.

EXTERIOR

FRONT - Formal front garden with path leading to front door. Access path to side providing access to rear garden.

REAR - Fully enclosed rear garden. With patio, lawned area and path to double Garage and gate to parking. Parking area for 2 cars (Plus double garage).

Chateaux Estates are pleased to offer to the market "2 La Maisonette". Constructed in 2018 this 3 bedroom family home was finished to a high standard throughout. Situated in a desirable location on Kings Road the property offers modern living and comprises of a bright and spacious kitchen/diner opening out onto the garden, with separate lounge, utility & cloakroom on the ground floor. There are three double bedrooms with bedroom 1 having an ensuite facility along with a four piece family bathroom on the first floor. In addition to the main house accommodation there is a double garage together with a office/studio above. Formal front garden and fully enclosed rear garden together with parking for two cars. Viewing is highly recommended to appreciate this spacious Townhouse. To view please call Chateaux on 244544 to arrange.



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

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

LISTED APPLIANCES: AEG oven, combi microwave, induction hob, extractor hood, dishwasher and Neff fridge/freezer.

WHAT3WORDS: sweetness.strikes.stiffened

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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