Chateaux estate agency

CELEBRATING OVER 45 YEARS in business

1-8 Scarlabelle Court

Route Carre - St Sampson - GY2 4RE

Price From £675,000

2-3 | 1-2 | 2

REF: **2573** TRP: **Tbc**



- Brand new development of 2 & 3 bedroom family homes.
- Situated in L`Islet Village, close to shops, restaurant`s, schools & Oatlands Village.
- Built to the latest building regulations, providing low running costs and easy maintenance.
- Lovely fixtures and fittings throughout along with the added benefit of having solar panels fitted.
- Fully enclosed gardens and parking for 2 cars for each property.
- 2 development visitor parking spaces.



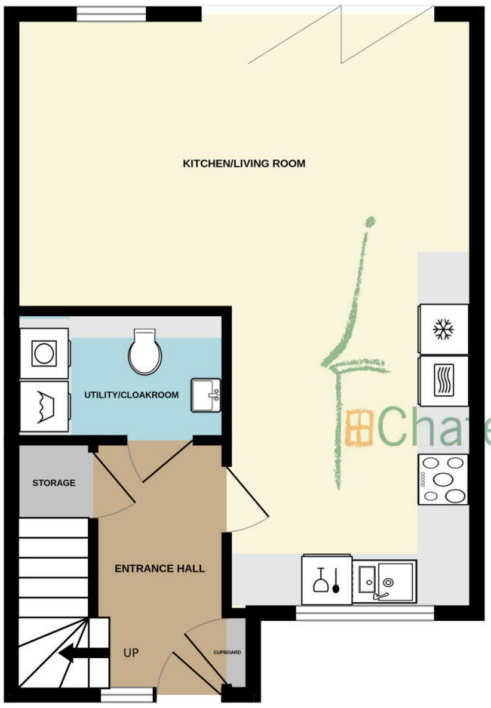
Scarlabelle Court

	Type A - 2 bed	Availability
1	£685,000	Under Offer
2	£675,000	Available
3	£675,000	Reserved
4	£685,000	Under Offer

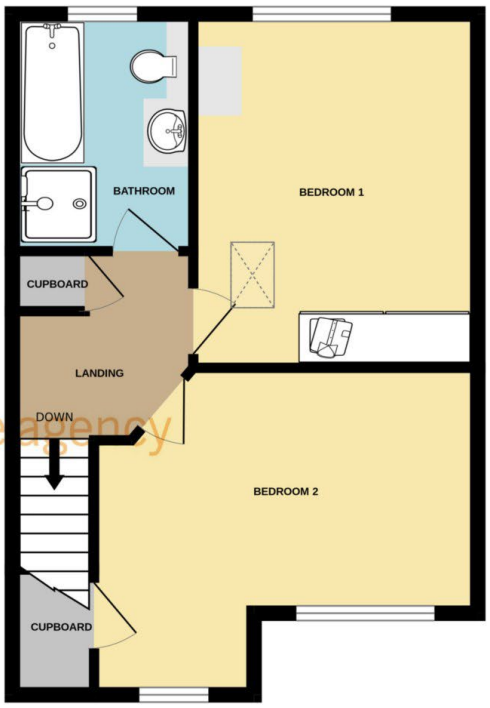
	Type B - 3 bed	Availability
5	£825,000	Available
6	£815,000	Available
7	£795,000	Available
8	£805,000	Available

Type A - Numbers - 1 & 3

GROUND FLOOR



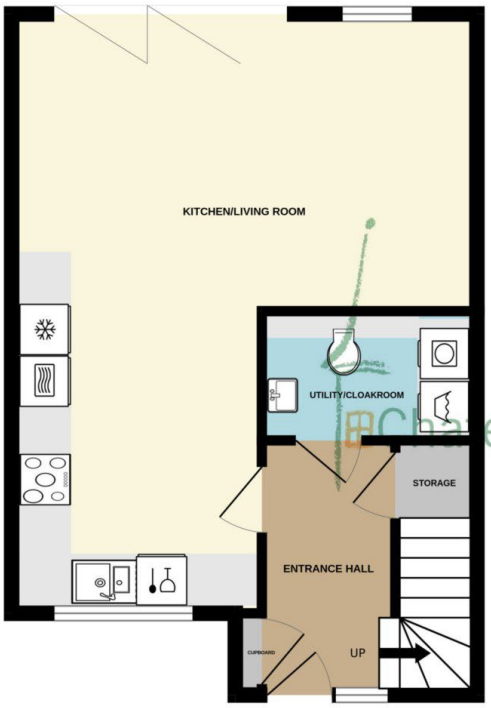
1ST FLOOR



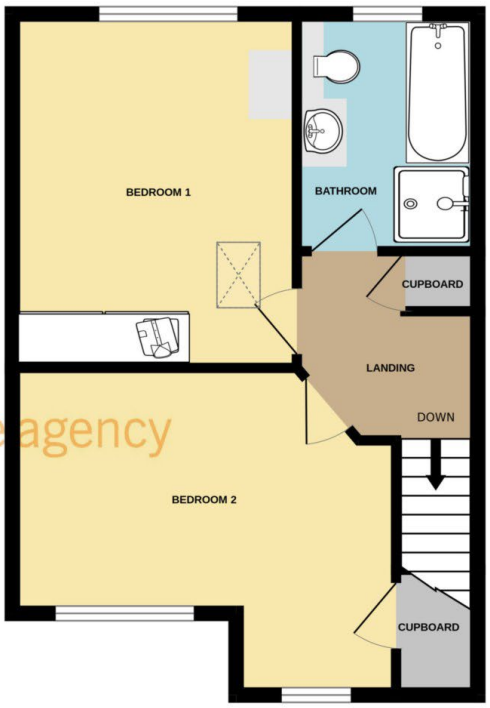
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Type A - Numbers - 2 & 4

GROUND FLOOR



1ST FLOOR



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Type B - Numbers - 5 & 7

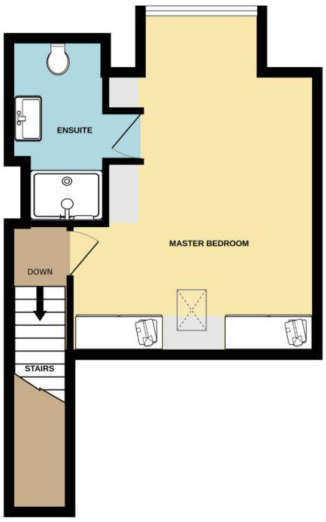
GROUND FLOOR



1ST FLOOR



2ND FLOOR

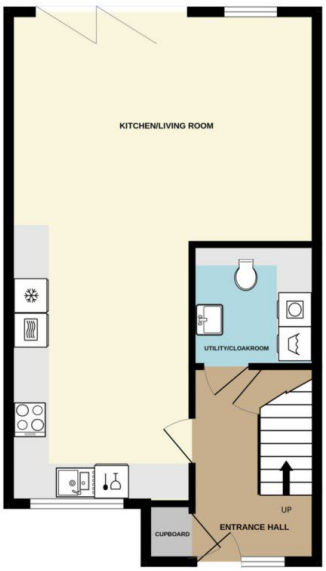


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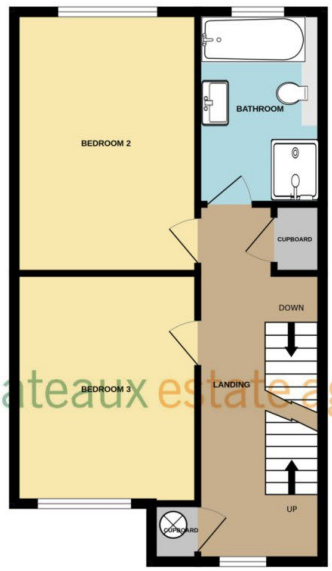
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Type B - Numbers - 6 & 8

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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R SALE

TYPE A - GENERIC DESCRIPTION

ENTRANCE HALL
uPVC entrance door with window to side. Stairs to 1st floor landing with cupboard under, doors to cloakroom/utility and kitchen/lounge/diner. Cupboard housing incoming electrics.

UTILITY/CLOAKROOM 3.6m (11'10") x 1.5m (4'11")
Fitted with a two-piece suite comprising of WC and wash hand basin set in wall hung vanity unit with illuminated mirror over. Heated towel rail and Envirovent extractor fan. Bosch washing machine and tumble dryer with worktop over.

KITCHEN/LIVING ROOM 6.95m (22'10") Max x 5.4m (17'9") Max
The well-appointed kitchen area comprises of wall and base units with a wide range of cupboards and drawers together with bin storage and hidden utensils drawer, Silestone worktops and matching splashbacks over incorporating a single bowl stainless steel sink with Quooker tap. Appliances are all Neff and include full-size dishwasher, induction hob with extractor fan over, single oven with slide and hide door, combi oven and fridge/freezer. Large spacious living area with bifold doors leading out to fully enclosed rear garden. Window to front and window to rear.

STAIRS TO FIRST FLOOR
Doors to bedrooms 1 & 2 and family bathroom. Storage cupboard. Radiator.

BEDROOM 2 4.3m (14'1") Max x 3.8m (12'6") Max
Double bedroom with window to front, storage cupboard and radiator.

BEDROOM 1 4.1m (13'5") x 3.15m (10'4")
Double bedroom with fitted wardrobes & chest of drawers. Window to rear. Radiator. Hatch with pull down ladder providing access to fully floored, insulated & plastered loft space with hot water cylinder and large storage area.

BATHROOM 2.75m (9'0") x 2.1m (6'11")
Fitted with a four-piece suite comprising bath with shower attachment over, wash hand basin set in wall hung vanity unit with illuminated mirror fronted medicine cabinet over, WC and walk-in shower cubicle. Heated towel rail and Envirovent extractor fan. Window to rear. Fully tiled walls and floor.

EXTERIOR
FRONT/SIDE
All units have a path to front door and either a parking space or a lawn garden to front with a path to side providing access to the rear garden.

REAR
Either 1 or 2 allocated parking spaces together with 2 visitor spaces. A low maintenance rear garden is mainly laid to lawn with patio area and garden shed with electric & lighting. An ideal pet and child friendly space.

TYPE B - GENERIC DESCRIPTION

ENTRANCE HALL
uPVC entrance door with window to side. Stairs to 1st floor landing with cupboard under, doors to cloakroom/utility and kitchen/lounge/diner. Cupboard housing incoming electrics together with ample storage space.

UTILITY/CLOAKROOM 2.15m (7'1") x 2.1m (6'11")
Fitted with a two-piece suite comprising of WC and wash hand basin set in wall hung vanity unit with illuminated mirror over. Heated towel rail and Envirovent extractor fan. Bosch washing machine and tumble dryer with worktop over.

KITCHEN/LIVING ROOM 8.45m (27'9") Max x 5.45m (17'11") Max
The well-appointed kitchen area comprises of wall and base units with a wide range of cupboards and drawers together with bin storage and hidden utensils drawer, Silestone worktops and matching splashbacks over incorporating a single bowl stainless steel sink with Quooker tap. Appliances are all Neff and include full-size dishwasher, induction hob with extractor fan over, single oven with slide and hide door, combi oven and fridge/freezer. Large spacious living area with bifold doors leading out to fully enclosed rear garden. Window to front and window to rear.

STAIRS TO FIRST FLOOR
Doors to bedrooms 2 & 3 and family bathroom. Two storage cupboards, one housing hot water cylinder and one housing incoming controls for Solar panels. Staircase to 2nd floor. Large window to front. Radiator.

BEDROOM 3 3.85m (12'8") x 3.15m (10'4")
Double bedroom with window to front and radiator.

BEDROOM 2 4.45m (14'7") x 3.15m (10'4")
Double bedroom with window to rear and radiator.

BATHROOM 3.3m (10'10") x 2.15m (7'1")
Fitted with a four-piece suite comprising bath with shower attachment over, wash hand basin set in wall hung vanity unit with illuminated mirror fronted medicine cabinet over, WC and walk-in shower cubicle. Heated towel rail and Envirovent extractor fan. Window to rear. Fully tiled walls and floor.

STAIRS TO SECOND FLOOR
Door to bedroom one.

MASTER BEDROOM 4.85m (15'11") Plus Bay x 4.3m (14'1") Max
Double bedroom with window to rear and Velux to front. Fitted with a range of bedroom furniture including robes, drawer units and vanity table. Two radiators and door to ensuite.

ENSUITE SHOWER ROOM 2.85m (9'4") Max x 2.15m (7'1") Max
Fitted with a three-piece suite comprising walk-in shower cubicle, wash hand basin set in wall hung vanity unit with illuminated mirror doored medicine cabinet over and WC. Heated towel rail and Velux window to rear. Envirovent extractor fan. Tiled walls and floor.

EXTERIOR
FRONT/SIDE
2 allocated parking spaces outside the property together with 2 visitor spaces. Path to front door, plus a lawn garden for units 5 & 8. Path to side providing access to rear garden.

REAR
The low maintenance rear garden is mainly laid to lawn with patio area and garden shed with electric & lighting. An ideal pet and child friendly space.

Chateaux Estates are proud to offer to the market "Scarlabelle Court", a brand new development of four - 2 bedroom & four - 3 bedroom family homes. Situated in the L`Islet Village centre, close to shops, restaurant`s, schools and Oatlands Village. Built to the latest building regulations, these wonderful homes will have low running costs and easy maintenance, the properties also benefit from having solar panels fitted further reducing the energy bills. All properties have 2 parking spaces, fully enclosed gardens, LED lighting and under floor heating on the ground floor with lovely fixtures and fittings, including Amtico flooring and fitted carpets throughout along with fitted robes to the main bedroom. All come with individual car charging points and wooden sheds with power. If these are of interest, you need to be quick as 3 are already under offer! To view please contact Chateaux on 244544 today.



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

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

LISTED APPLIANCES: Kitchen appliances are all Neff and include full-size dishwasher, induction hob with extractor fan over, single oven with slide and hide door, combi oven and fridge/freezer. Bosch washing machine and tumble dryer.

WHAT3WORDS: exclude.dinghies.moderation

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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