

# EASTERBROOK

SOLE AGENT



**4**

BEDROOMS

**3**

BATHROOMS

**3,111**

SQ FT

**0.3**

ACRES

## POA OPEN MARKET, ST. PETER PORT

Easterbrook is situated in the popular and desirable Village du Putron and sits handsomely within its plot with the drive leading to a garage. Upon entering the property, the generous proportions are evident with the double height entrance hall, galleried landing, curved staircase and cloakroom. The dining room with double doors leads through to a drawing room with French doors and sun terrace. The kitchen/breakfast room is naturally bright with a South-facing aspect which leads to a conservatory, study, utility room and rear hall off the garage with stairs leading to the fourth bedroom/study. The first floor offers spacious primary bedroom, with superb views of the sea and neighbouring islands, en-suite bathroom and dressing room with adjacent WC. There are also two further double bedrooms both with en-suites. An impressive family home in an excellent location.



**LIVINGROOM**

The Channel Island Estate Agent













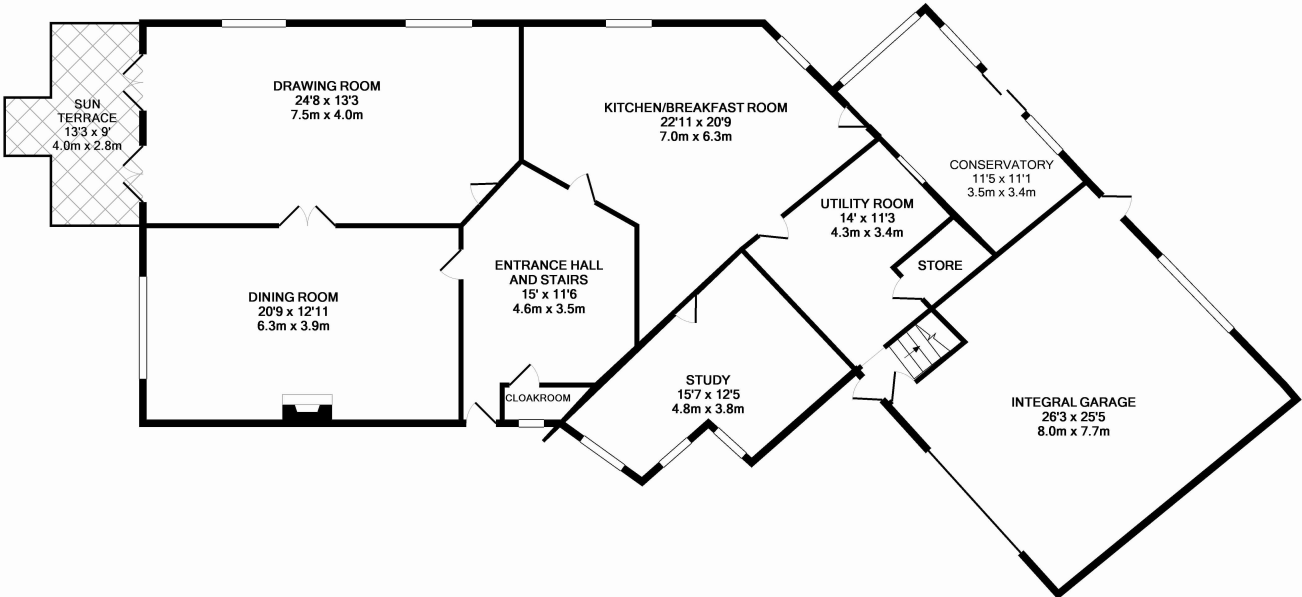




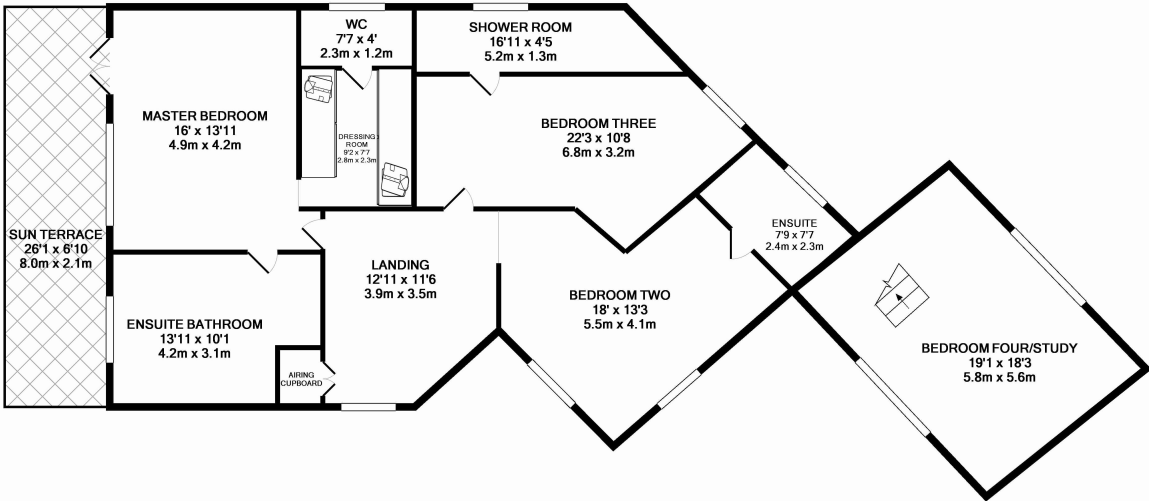








GROUND FLOOR  
APPROX. FLOOR  
AREA 1801 SQ.FT.  
(167.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1311 SQ.FT.  
(121.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3111 SQ.FT. (289.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	15'0 x 11'6
Dining room	20'9 x 12'11
Drawing room	24'8 x 13'3
Kitchen/breakfast room	22'11 x 20'9
Utility room	14'0 x 11'3
Conservatory	11'5 x 11'1
Study	15'7 x 12'5
Garage	26'3 x 25'5
Cloakroom	

## FIRST FLOOR

Landing	12'11 x 11'6
Primary bedroom	16'0 x 13'11
Dressing room	9'2 x 7'7
WC	7'7 x 4'0
En-suite bathroom	13'11 x 10'1
Bedroom two	18'0 x 13'3
En-suite bathroom	7'9 x 7'7
Bedroom three	22'3 x 10'8
En-suite shower room	16'11 x 4'5
Bedroom four/study	19'1 x 18'3

## KEY FACTS

Desirable Village du Putron location  
Impressive sea views  
Four bedrooms and three bathrooms  
Garden and parking for multiple vehicles

## SERVICES

Mains services

## DRAINAGE

Cesspit drainage

## HEATING

Oil fired central heating  
Electric underfloor heating in the conservatory

## APPLIANCES

Zanussi double oven  
AGA  
Stoves gas hob  
Hotpoint dishwasher  
Miele fridge  
Hotpoint freezer

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

## SCHOOL CATCHMENT

St Martin's Primary School  
Les Beaucamps High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

## POA



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