

# 9, CLOS DE PATIER

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**1,402**

SQ FT

**£900,000 ST. SAVIOUR**

A four-bedroom, two-bathroom, semi-detached family house, on the market for the first time in 15 years. This property offers a contemporary atmosphere with modern kitchen and bathrooms and has been well maintained. Consisting of; to the ground floor, a lounge with wood burning stove, open plan to the dining/kitchen areas and with a separate utility room. To the first floor, four double bedrooms including the primary bedroom suite with door to the balcony, additionally there is a house bathroom with bath and separate shower. With two attic spaces and an integrated single garage, storage is not a problem. There is parking for 2 cars on the front driveway. Low maintenance and enclosed, paved patio garden to the rear. Providing easy access to schools and local amenities as well as being located on a good bus route, this really is an excellent all round family home and it is highly recommended to book an early viewing.



**LIVINGROOM**

The Channel Island Estate Agent



















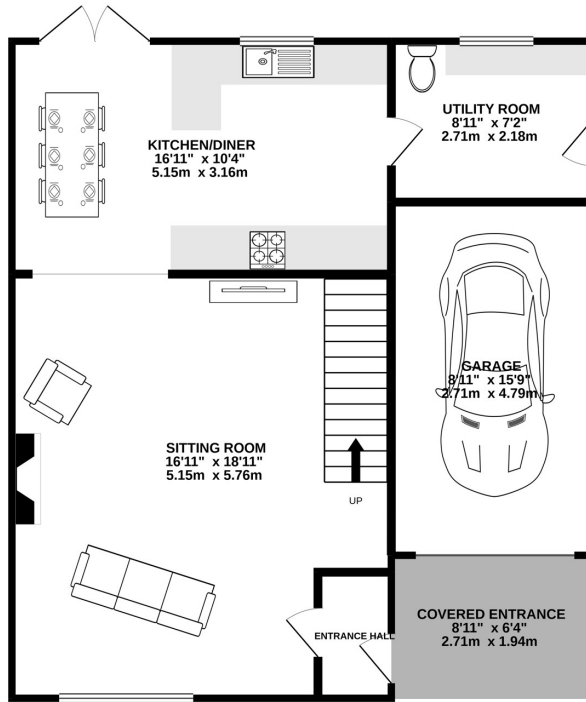




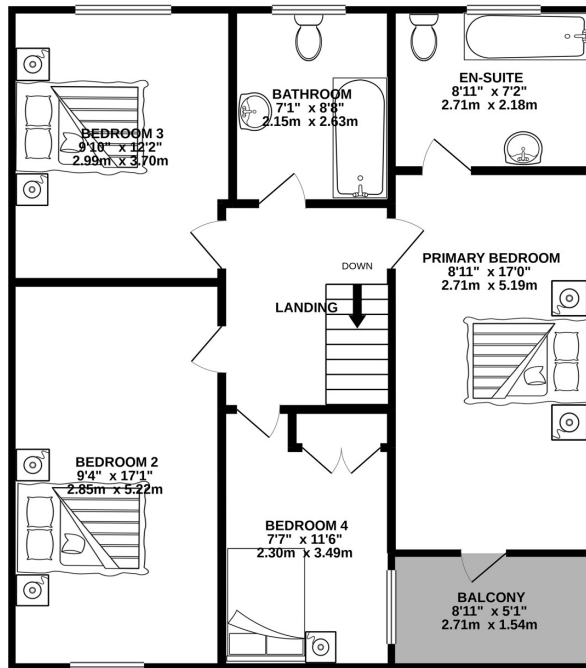




GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 sq.m.) approx.

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.

**GROUND FLOOR**

Covered Entrance	8'11 x 6'4
Entrance Hall	3'3 x 5'7
Sitting Room	16'11 x 18'11
Kitchen/Diner	16'11 x 10'4
Utility Room	8'11 x 7'2
Garage	8'11 x 15'9

**SECOND FLOOR**

Landing	7'7 x 9'2
Primary Bedroom	8'11 x 17'0
En-suite	8'11 x 7'2
Bedroom 2	9'4 x 17'1
Bathroom	7'1 x 8'8
Bedroom 3	9'10 x 12'2
Bedroom 4	7'7 x 11'6

**KEY FACTS**

Modern family home  
 Four double bedrooms, 2 bathrooms  
 Wood burning stove in sitting room  
 Contemporary specification and fittings throughout  
 Both bathrooms have recessed TV's and digital showers

Enclosed paved patio garden and balcony off primary bedroom

Well maintained exterior

Two loft storage areas

Single garage and driveway parking for two cars

Convenient location with amenities closeby

**SERVICES**

Mains drains and water

**HEATING**

Oil fired central heating.

Under floor heating in both bathrooms and primary bedroom

**APPLIANCES**

Neff hob and extractor fan  
 Integrated Neff oven  
 Integrated fridge  
 Integrated Neff coffee machine  
 Integrated Neff dishwasher  
 Recessed TV's in both bathrooms

**INCLUSIONS**

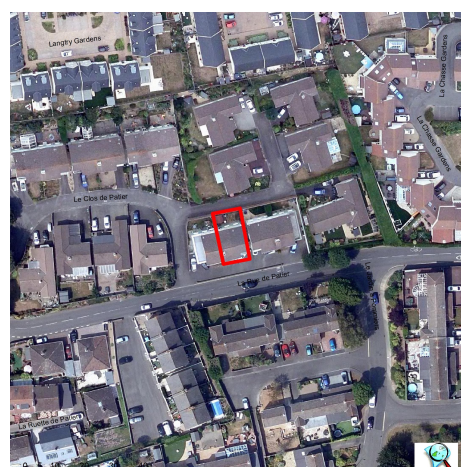
As per inventory

**SCHOOL CATCHMENT**

St Saviour  
 Grainville

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.

**£900,000**



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