

AINTREE



5

BEDROOMS

3

BATHROOMS

2,990

SQ FT

0.1

ACRES

£1,495,000 ST. HELIER

A spacious detached family home conveniently situated close to the colleges. This light and generously proportioned home makes no compromise on space throughout and is presented beautifully by the current owners. Ideal for one or two generation family with the option of creating a one bed unit with own entrance on the ground floor. Ground floor accommodation provides sitting room, dining room, a generously proportioned kitchen/breakfast room with walk in pantry, utility room, two double bedrooms, house bathroom with separate shower. The first floor provides the primary suite with walk in wardrobe/dressing room and en-suite shower room plus access to the terrace where you can enjoy town and sea views. There are a further two double bedrooms plus a house bathroom with separate shower. Externally, there is parking for two vehicles, a good-sized South facing, enclosed and low maintenance garden with above ground octagonal pool and a hot tub.



LIVINGROOM

The Channel Island Estate Agent













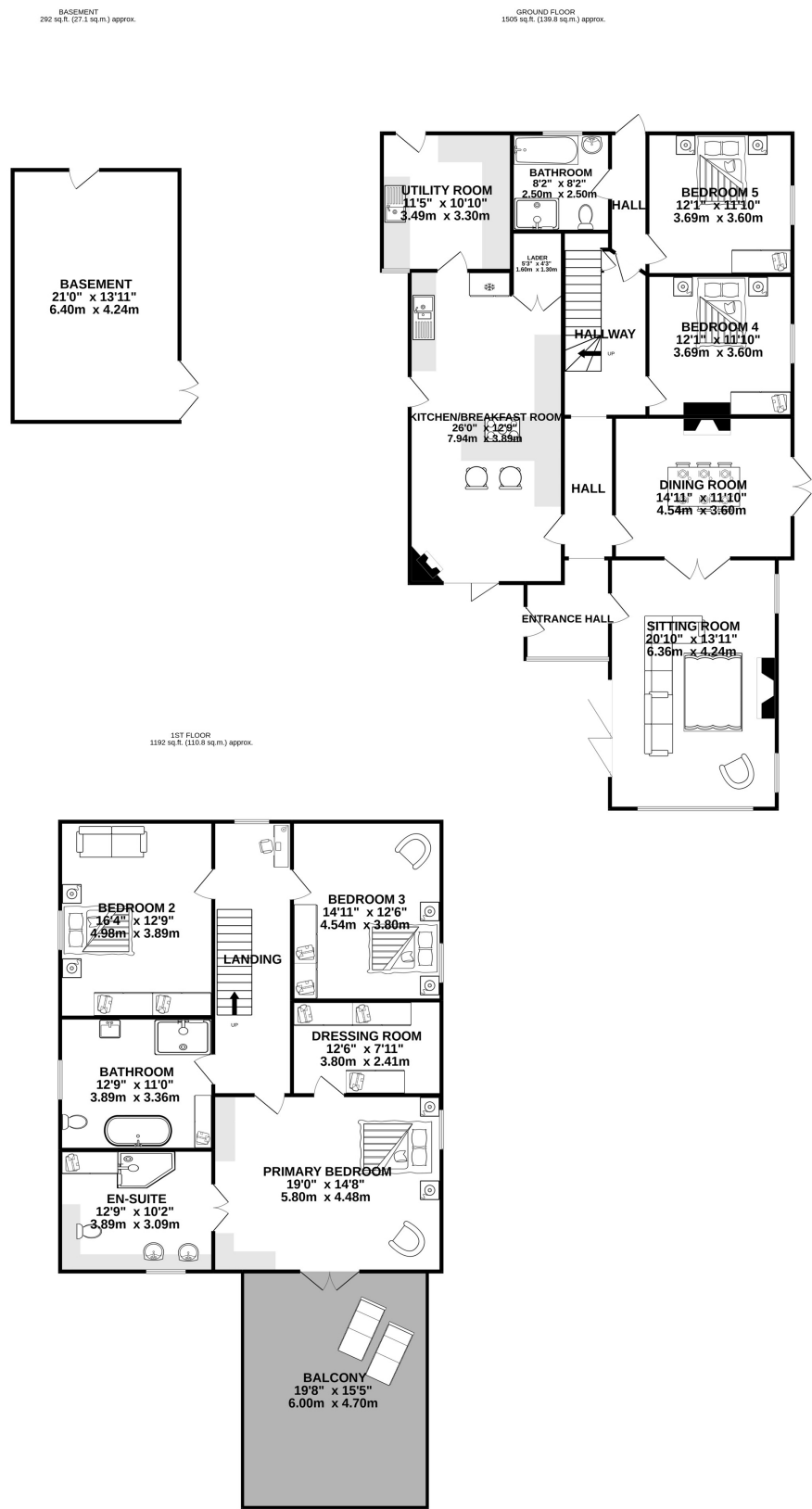












TOTAL FLOOR AREA : 2990 sq.ft. (277.8 sq.m.) approx.

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.

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GROUND FLOOR

Entrance Hall	7'1 x 8'5
Hall	4'3 x 11'10
Kitchen/Breakfast Room	12'9 x 26'0
Utility Room	10'10 x 11'5
Larder	4'3 x 5'3
Dining Room	14'11 x 10'11
Sitting Room	13'11 x 20'10
Hallway	7'1 x 13'11
Bedroom Four	12'1 x 10'11
Bedroom Five	12'1 x 10'11
Bathroom	8'2 x 8'2

FIRST FLOOR

Landing	6'7 x 22'10
Primary Bedroom	19'0 x 14'8
En-suite	12'9 x 10'2
Dressing Room	12'6 x 7'11
Bedroom Two	12'9 x 16'4
Bathroom	12'9 x 11'0
Bedroom Three	12'6 x 14'11
Balcony	15'5 x 19'8

BASEMENT

KEY FACTS

Spacious family home near to the colleges
Five bedrooms, three bathrooms
Wood burning stove
Flexible accommodation which could have a one bed unit if required
Built in storage throughout and basement store room
Small above ground pool and hot tub
South facing, secure, low maintenance sunny garden with decking and terrace
Carport for two cars plus room for bikes

SERVICES

Mains drains and water

HEATING

Oil fired central heating with radiators and underfloor in the kitchen and family bathroom.

APPLIANCES

Neff dishwasher
Sharp American style fridge/freezer
Hotpoint oven and grill
Integrated microwave
Cata Schott Ceran hob
Cooke & Lewis extractor fan
Beko tumble dryer
Beko washing machine
LG American style fridge/freezer with ice and water dispenser

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Springfield
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.

£1,495,000



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