

# 2, MELBOURNE PARK ESTATE

SOLE AGENT



**6**

BEDROOMS

**3**

BATHROOMS

**2,637**

SQ FT

**0.1**

ACRES

## POA ST. JOHN

A large, detached family home situated along a private road with six similar houses and conveniently located in St. Johns Village. This modern home makes no compromise on space throughout and is presented beautifully. An ideal family home offering spacious accommodation including, on the ground floor: sitting room, dining room, a generously proportioned kitchen/breakfast room, utility room, study and cloakroom. The first floor provides two double and two single bedrooms, all with built in wardrobes, the primary bedroom has an en-suite shower room and there is also a house bathroom on this floor. The second floor has a further two double bedrooms, both benefitting from innovative Velux Juliet-style skylights and plenty of eves storage. A house shower room completes this floor. Externally, in addition to the double garage, there is parking for six vehicles to the front, an enclosed rear garden and a large front garden with patio and seven-seater hot tub.



**LIVINGROOM**

The Channel Island Estate Agent















































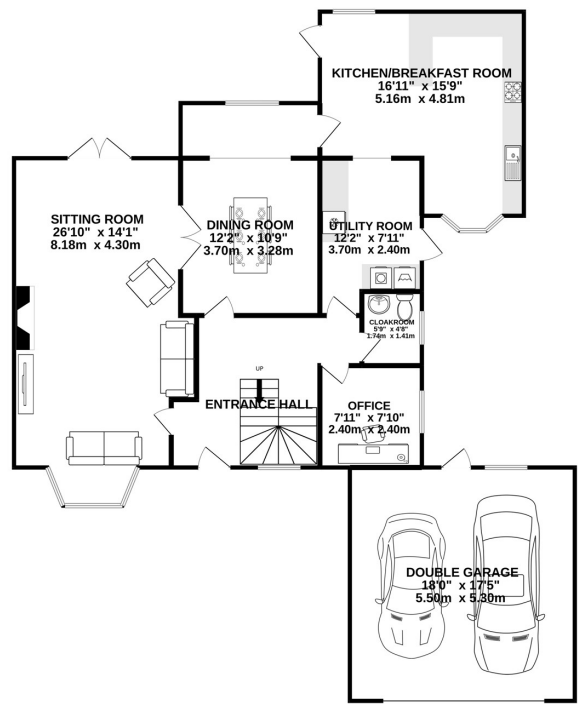




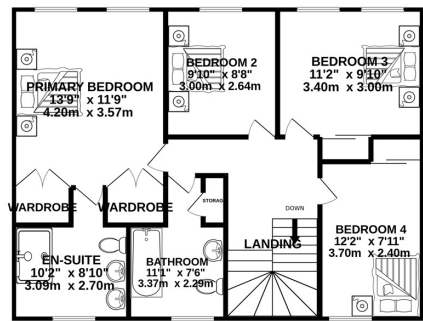




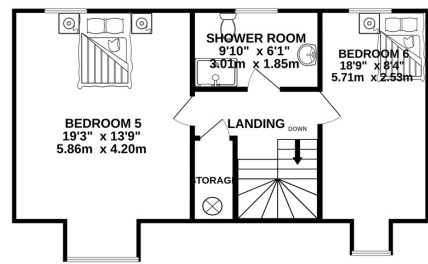
GROUND FLOOR  
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 2637 sq.ft. (245.0 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

Entrance Hall	14'9 x 12'9
Sitting Room	14'1 x 26'10
Dining Room	10'9 x 12'2
Kitchen/Breakfast Room	15'9 x 16'11
Utility Room	7'11 x 12'2
Cloakroom	4'8 x 5'9
Office	7'11 x 7'10
Double Garage	17'5 x 18'0

## FIRST FLOOR

Landing	11'11 x 14'1
Primary Bedroom	11'9 x 13'9
En-suite	8'10 x 10'2
Bedroom 2	8'8 x 9'10
Bathroom	7'6 x 11'1
Bedroom 3	11'2 x 9'10
Bedroom 4	7'11 x 12'2

## SECOND FLOOR

Landing	9'10 x 10'2
Bedroom 5	13'9 x 19'3
Storage	3'4 x 6'5
Shower Room	9'10 x 6'1
Bedroom 6	8'4 x 18'9

## KEY FACTS

Detached family home on a private road  
Six bedrooms, three bathrooms, three receptions  
Large eat-in kitchen with breakfast bar  
Top floor could be used as a separate unit or one big home  
Well maintained property and immaculately presented throughout  
South-facing garden and patio with seven-seater hot tub area

Located in St. Johns Village with a host of amenities on the doorstep

Double garage plus parking for six vehicles

## SERVICES

Mains drains and water

## HEATING

Oil fired central heating with radiators and solar panels for hot water

Underfloor (matting) in 2 bathrooms

Bottled gas for cooking

Electric stove in lounge

## POTENTIAL RENTAL INCOME

£4,750 pcm

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

St John  
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.

## POA



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