

LES BLAIREAUX

SOLE AGENT



5

BEDROOMS

4

BATHROOMS

2,854

SQ FT

£1,350,000 LOCAL MARKET, ST. PETER PORT

This immaculate, executive-style property is a true gem, nestled in a small, prestigious clos off Kings Road on the outer edge of St Peter Port. Spanning three thoughtfully designed floors, the well-proportioned accommodation boasts generous reception spaces that invite both relaxation and entertaining, all meticulously maintained by the current vendors. Upon entering the ground floor, you are greeted by a welcoming hall that leads to a versatile study, ideal for home working or leisure. The elegant sitting room, featuring a charming working fire, sets a warm ambiance for cosy evenings. The cloakroom adds convenience, while the modern kitchen/dining/living room, overlooking the garden, serves as the heart of the home—perfect for family gatherings and culinary delights. Additionally, a utility room and integral garage enhance practicality. Rising to the first floor, you will discover three spacious double bedrooms, each with its own en-suite, offering privacy and comfort for family...



LIVINGROOM

The Channel Island Estate Agent



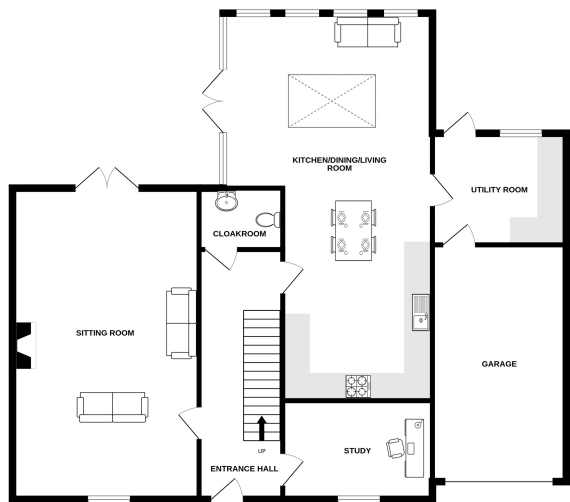




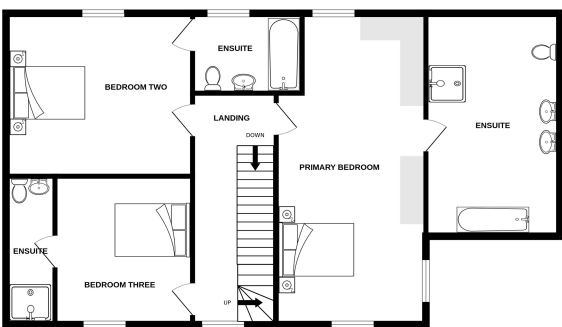




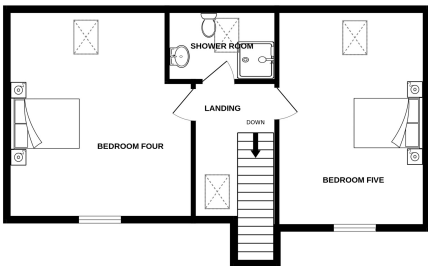
GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



2ND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 2854 sq.ft. (265.1 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	19'7 x 6'7
Study	11'9 x 7'9
Sitting room	24'5 x 14'7
Cloakroom	6'7 x 4'2
Kitchen/dining/living room	30'4 x 16'5
Utility room	10'6 x 8'9
Integral garage	18'6 x 10'6

FIRST FLOOR

Landing	18'2 x 6'7
Primary bedroom	24'5 x 11'9
En-suite bathroom	17'6 x 10'5
Bedroom two	14'6 x 12'9
En-suite bathroom	8'7 x 6'3
Bedroom three	11'1 x 10'3
En-suite shower room	11'1 x 3'10

SECOND FLOOR

Landing	14'3 x 6'7
Bedroom four	16'6 x 14'8
Bedroom five	17'2 x 11'8
Shower room	8'7 x 5'8

KEY FACTS

Executive-style property
Situating in a prestigious, St Peter Port location
Close to nearby Schools and the Hospital
Immaculate order throughout
Light and spacious reception rooms
Front and rear garden
Garage and parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating (underfloor and radiators)

APPLIANCES

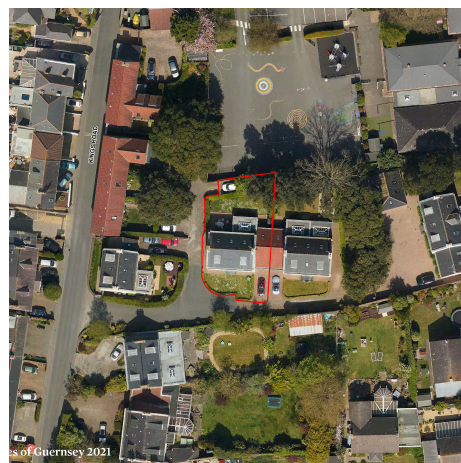
2 Neff ovens
Neff fridge freezer
Neff induction hob and extractor
Neff dishwasher
Hotpoint washing machine
Bosch tumble dryer

INCLUSIONS

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

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.

£1,350,000



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