

1 KINGSTON DRIVE



4

BEDROOMS

3

BATHROOMS

1,978

SQ FT

POA LOCAL MARKET, ST. PETER PORT

This modern and recently constructed executive home is situated in a small, prestigious complex of four similar units. Discreetly tucked away up a private lane in Les Amballes, the property is within close distance to the centre of St Peter Port, nearby Admiral Park and sea front. The accommodation is laid out over three floors with high ceilings throughout, and enjoys sea views from the front (from the upper floors) and a beautiful, woodland outlook to the rear. On the ground floor there is a spacious hall, cloakroom, open-plan, modern kitchen/sitting/dining room with access to terrace and garden. The first floor has a primary bedroom with dressing room and en-suite, family bathroom and a further double bedroom. The top floor has a landing with a superb Captains window to the front and space for a study area, two further double bedrooms and shower room. Externally, there is a formal fore-garden, paved driveway with parking and access to the rear. The rear garden has a South-facing...



LIVINGROOM
The Channel Island Estate Agent



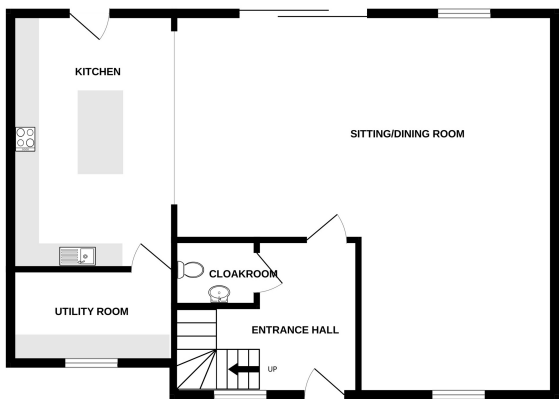




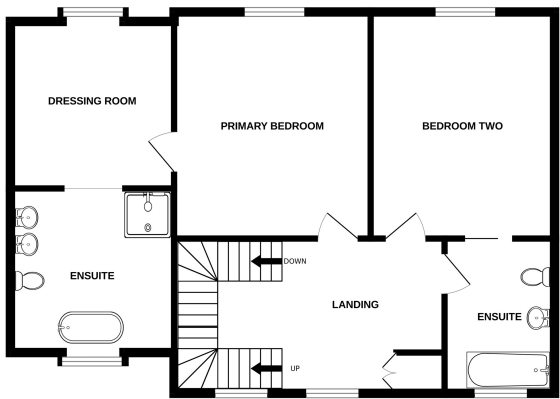




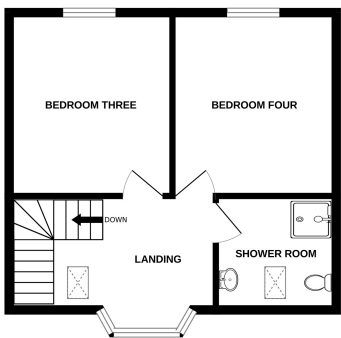
GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1978 sq.ft. (183.8 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	11'7 x 9'10
Cloakroom	5'2 x 4'2
Sitting/dining room	23'11 x 23'11
Kitchen	16'1 x 10'3
Utility room	10'3 x 5'11

FIRST FLOOR

Landing	17'0 x 9'5
Primary bedroom	14'3 x 11'6
Dressing room	11'2 x 9'4
En-suite bathroom	10'11 x 9'4
Bedroom two	14'3 x 11'7
En-suite bathroom	9'5 x 6'4

SECOND FLOOR

Landing	17'0 x 9'0
Bedroom three	11'6 x 10'3
Bedroom four	11'6 x 10'3
Shower room	8'4 x 7'5

KEY FACTS

Modern, executive home
Discreetly tucked away in Les Amballes
Recently constructed and finished to a high specification
High ceilings and large proportioned rooms
Woodland and sea views
Parking and garden with sunny terrace

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric heating

APPLIANCES

TBC

INCLUSIONS

To include all carpets and fitted flooring, 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.

POA



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