VIVANT

SOLE AGENT



3
BEDROOMS

2
BATHROOMS

2,523
SQ FT

£965,000 **LOCAL MARKET, CASTEL**

This stunning, modern family home is situated in a small clos, in a central, elevated location with views across the island towards the North and West. Renovated to an exceptional high standard throughout, the property offers mostly lateral living with excellent reception space. Comprising entrance hall, two double bedrooms, family bathroom, an impressive sitting/dining room with vaulted ceiling, fully fitted kitchen, side hall with utility, conservatory with access to the primary bedroom with en-suite and rear terrace. The first floor is occupied by a large study/snug area with eaves storage which could also be converted into further bedrooms if desired. Externally, there is parking to the front with access around both sides of the house leading to the rear. To one side is a small lawned garden with storage shed, a rear, West facing terrace enjoying the views, and a further courtyard area to the other side. A special home which warrants internal viewing to be fully appreciated.

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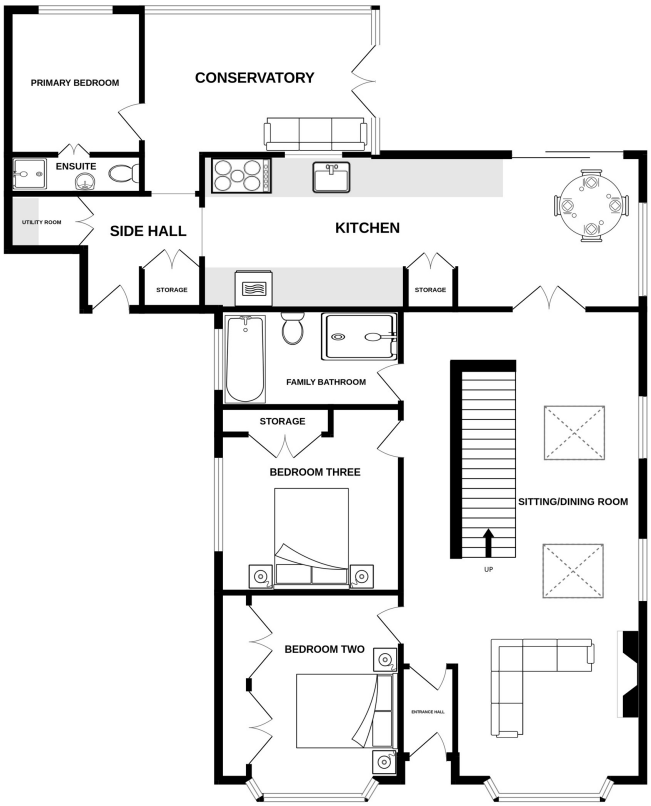




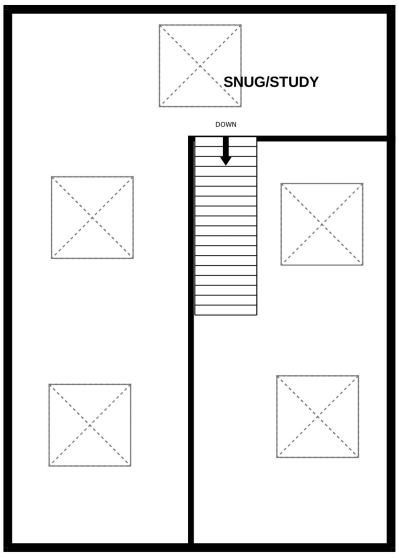




GROUND FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



1ST FLOOR
946 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 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	6'1 x 3'8
Bedroom two	13'11 x 10'3
Bedroom three	12'7 x 12'4
Family bathroom	6'7 x 12'4
Sitting/dining room	33'0 x 16'4
Kitchen	10'6 x 29'10
Side hall	7'10 x 8'7
Conservatory	12'5 x 15'10
Primary bedroom	9'10 x 9'1
Utility room	3'9 x 4'6
En-suite	2'8 x 9'1

FIRST FLOOR

Study/snug	35'5 x 25'11

KEY FACTS

Modern, detached family home

Convenient location

Renovated to a high standard

Immaculate order throughout

Spacious reception rooms

Parking, side garden and rear, West-facing terrace

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating

Electric underfloor heating

APPLIANCES

Neff oven

Neff microwave combi oven

Neff dishwasher

Neff induction hob and extractor unit

Integrated Neff fridge and freezer

Hotpoint fridge freezer

INCLUSIONS

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

SCHOOL CATCHMENT

Castel Primary

Les Beaucamps High School

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.

£965,000



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