

# NEW DAWN

SOLE AGENT



# 3

BEDROOMS

# 2

BATHROOMS

# 1,228

SQ FT

**£755,000 LOCAL MARKET, ST. PETER PORT**

New Dawn is a smart three-bedroomed property situated on a quiet clos on the outskirts of St. Peter Port. Built just ten years ago, this 'eco' home is presented in immaculate order throughout. The ground floor provides a stylish kitchen and sitting/dining room as well as a cloakroom. On the first floor, there is a primary bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally, there is a fully enclosed garden with a covered walkway to the side of the property. In addition, there is parking for two cars to the front. Viewing is highly recommended.



**LIVINGROOM**  
The Channel Island Estate Agent



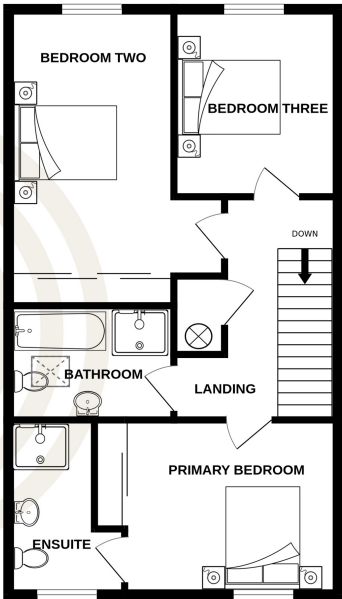
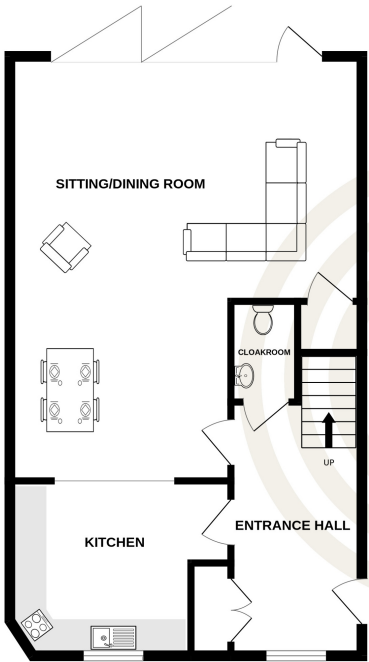






GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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 reliability or efficiency can be given.

## GROUND FLOOR

Entrance hall	14'0 x 6'9
Cloakroom	4'4 x 3'8
Kitchen	12'2 x 9'8
Sitting/dining room	23'5 x 19'5

## FIRST FLOOR

Landing	10'5 x 7'8
Primary bedroom	11'9 x 9'8
En-suite shower room	9'8 x 7'1
Bedroom two	16'4 x 12'3
Bedroom three/study	10'4 x 9'7
Family bathroom	9'1 x 6'5

## KEY FACTS

Modern 'eco' family home with low running costs  
Open plan living space  
Three bedrooms and two bathrooms  
Large, insulated and floored loft with easy access  
Parking for two cars

## SERVICES

Mains

## DRAINAGE

Mains

## HEATING

Air source heat pump

## APPLIANCES

Neff oven  
Caple induction hob  
Caple extractor  
Caple microwave  
Neff fridge/freezer  
Caple dishwasher  
Blomberg washing machine

## 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.

**£755,000**



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