

MAISON FRESNAYE



4

BEDROOMS

4

BATHROOMS

3,672

SQ FT

£1,395,000 LOCAL MARKET, ST. ANDREW

A supremely spacious, modern family home situated in a desirable development of similar executive properties. Located on the borders of St. Peter Port and St. Andrew, nearby amenities include Kings Club and local schools, with central Town just a five-minute drive away.

The property has been upgraded throughout, and the generous ground floor accommodation comprises an entrance hall, large sitting room, conservatory, dining room, and a contemporary kitchen opening into a glazed breakfast room. Additional rooms include a utility room, cloakroom, and the primary bedroom with en suite bath and shower room.

The first floor includes three double bedroom suites, together with a further study/dressing room. Additional storage space is available above the double garage.

Externally, the well-tended and enclosed grounds feature both paved and lawned areas, a heated swimming pool, and two block-built garden stores. Parking for multiple vehicles completes this fine home.

Internal viewing...



LIVINGROOM
The Channel Island Estate Agent





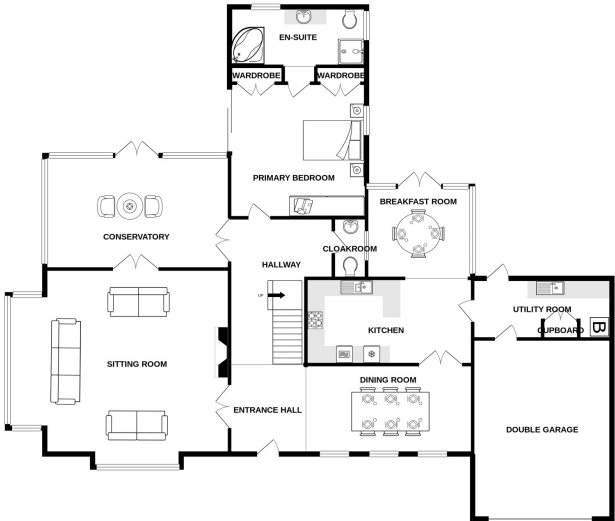




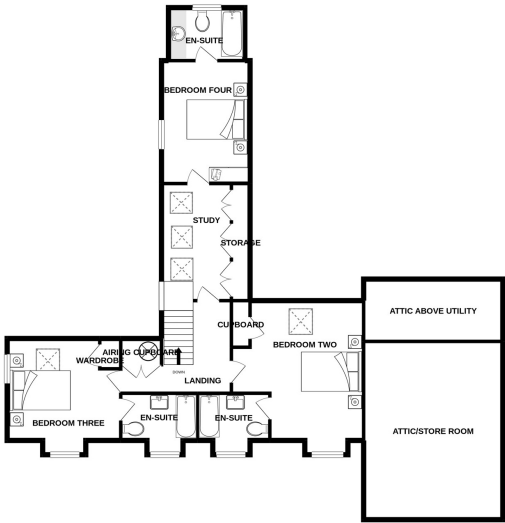




GROUND FLOOR
2331 sq.ft. (216.5 sq.m.) approx.



1ST FLOOR
1333 sq.ft. (123.8 sq.m.) approx.



TOTAL FLOOR AREA : 3664 sq.ft. (340.4 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.

GROUND FLOOR

Dining room	17'9 x 11'4
Sitting room	22'5 x 20'8
Conservatory	19'8 x 12'5
Kitchen	17'9 x 9'8
Breakfast room/sun room	10'3 x 7'11
Utility room	15'10 x 6'10
Double garage	20'5 x 15'11
Cloakroom	7'11 x 3'11
Primary bedroom	17'9 x 16'4
En-suite bathroom	16'1 x 6'9

FIRST FLOOR

Landing	
Bedroom two	13'5 x 11'10
En-suite shower room	8'7 x 8'2
Bedroom three	15'9 x 11'7
En-suite shower room	8'8 x 8'7
Bedroom four	13'11 x 9'10
En-suite bathroom	7'2 x 5'11
Study/dressing room	20'0 x 9'9

KEY FACTS

Detached, executive-style family home
Situating in a desirable clos
Convenient location
Naturally light accommodation
Double garage and parking
Garden and swimming pool

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil fired central heating
Underfloor electric heating in kitchen and conservatory

APPLIANCES

Bosch oven
Bosch microwave combi oven
Kuppersbusch induction hob
Elica extractor unit
Hotpoint dishwasher
Washing machine (utility)
Tumble dryer (utility)

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.

£1,395,000



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