

AUBE HOUSE

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

4,715

SQ FT

POA LOCAL MARKET, CASTEL

Aube House is a stunning property situated just inland from Cobo Bay within the sought after parish of Castel. This beautiful family home offers flexible and spacious accommodation over four floors. The ground floor comprises entrance hall, sitting room, dining room, snug, sun room, cloakroom and kitchen/breakfast room with a large utility room on the lower ground floor. The first floor boasts a lovely primary bedroom suite and two further bedrooms with a family bathroom. Two further bedrooms and a bathroom are located on the second floor. Externally, there is a separate garage block with storage above and well maintained, mature gardens with ample parking for multiple vehicles. Viewing is highly recommended to appreciate this fabulous home.



LIVINGROOM

The Channel Island Estate Agent

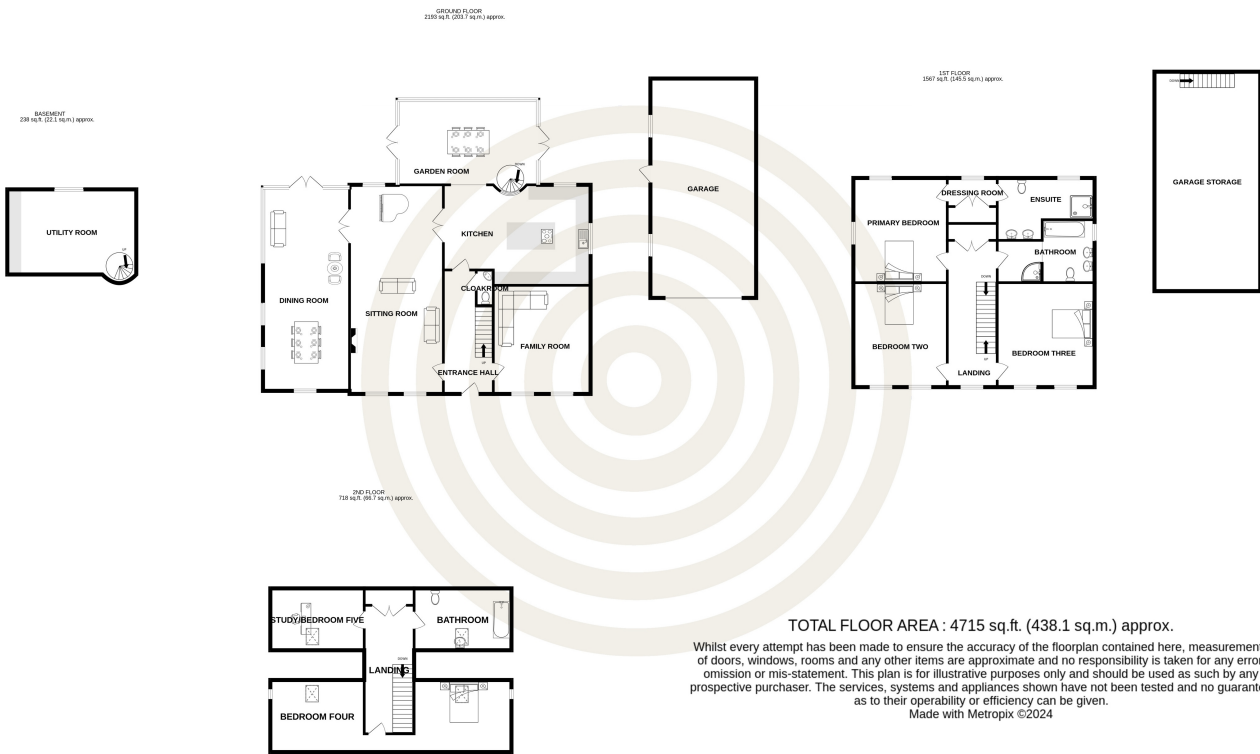












BASEMENT

Utility room 19'1 x 15'0

GROUND FLOOR

Entrance hall 18'1 x 7'3
Cloakroom 5'2 x 2'3
Sitting room 30'6 x 13'8
Dining room 30'2 x 12'8
Kitchen 21'6 x 14'8
Garden room 20'6 x 12'5
Family room 15'0 x 13'1

FIRST FLOOR

Landing 21'3 x 7'3
Primary bedroom 14'6 x 14'4
Dressing room 7'3 x 4'2
En-suite shower room 13'0 x 7'9
Bedroom two 15'3 x 13'9
Bedroom three 15'3 x 13'6
Family bathroom 12'8 x 9'2

SECOND FLOOR

Landing 18'1 x 7'3
Bedroom four 35'9 x 10'6
Study/bedroom five 14'5 x 9'0
Bathroom 13'9 x 9'0

KEY FACTS

Modern, detached family home
Situated close to Cobo Bay and amenities
Five bedrooms and three bathrooms
Beautifully maintained surrounding gardens
Ample parking for multiple vehicles and large garage block

SERVICES

Mains

DRAINAGE

Mains Drain

HEATING

Oil central heating

APPLIANCES

Miele oven x 2
Miele microwave
Siemens coffee machine
Neff induction hob
Neff extractor
Miele dishwasher
American style fridge freezer
Siemens washing machine
Siemens 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.

POA



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