

LE PREEL HOUSE



5

BEDROOMS

4

BATHROOMS

3,235

SQ FT

£1,350,000 LOCAL MARKET, CASTEL

This prestigious family home is centrally situated in the parish of Castel, only a short drive to the West Coast and various amenities. Beautifully renovated and extended in previous years, the accommodation is laid out over three floors and comprises entrance hall, sitting room, kitchen/dining room, a superb, sun room leading out to a rear terrace, study area and utility room on the ground floor. The first floor has two large bedrooms, both with en-suites and there is a further third bedroom with bathroom which is accessed separately from the study. The second floor has two more bedrooms with shower room. Externally, there is parking for multiple vehicles, double garage, pretty sun terrace to the rear and there is formal front lawned garden. A versatile family home in excellent order throughout.



LIVINGROOM

The Channel Island Estate Agent



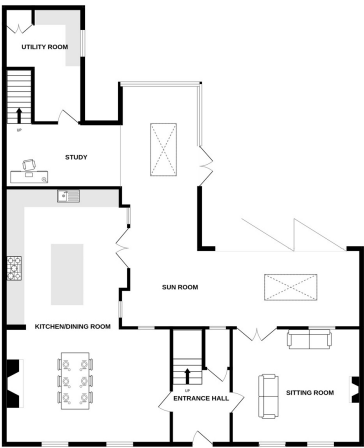




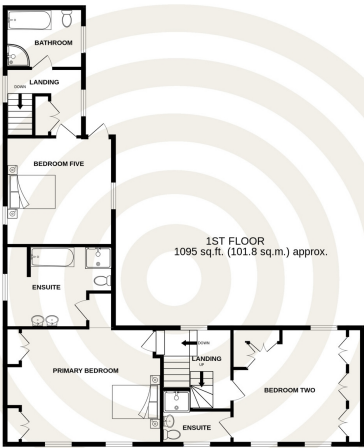




GROUND FLOOR
1597 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
1095 sq.ft. (101.8 sq.m.) approx.



2ND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 3235 sq.ft. (300.5 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	14'4 x 7'4
Sitting room	16'1 x 14'4
Kitchen/dining room	31'7 x 17'9
Sun room	30'0 x 29'8
Study	15'0 x 8'0
Utility room	14'2 x 8'9

FIRST FLOOR

Landing	10'0 x 9'7
Primary bedroom	16'0 x 14'4
En-suite Bathroom	13'4 x 10'2
Bedroom two	16'2 x 14'4
En-suite shower room	8'8 x 6'9
Bedroom five	13'5 x 13'4
Bathroom	10'5 x 7'4

SECOND FLOOR

Bedroom three	28'0 x 9'9
En-suite bathroom	5'9 x 5'8
Bedroom four	14'5 x 12'9
Storage	7'4 x 6'8

KEY FACTS

Spacious family home
Centrally located
Renovated and extended
Excellent order throughout
Parking and double garage
Sun terrace and front garden

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating
Underfloor heating in sun room and kitchen

APPLIANCES

Rangemaster electric oven and hob with extractor unit
Bosch dishwasher
American fridge/freezer

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.

£1,350,000



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