

NINDETHANA

SOLE AGENT



4

BEDROOMS

2

BATHROOMS

2,522

SQ FT

£1,400,000 LOCAL MARKET, CASTEL

This stunning detached family home is located in a sought-after residential clos, just inland from Cobo Bay, nearby amenities and seafront restaurants. Newly constructed in recent years, this turn-key property offers luxurious accommodation arranged over three floors. The ground floor comprises an entrance porch, fourth bedroom/gym, cloakroom, utility room, and a stylish, fully fitted open-plan kitchen/dining/sitting room with bi-folding doors opening onto the rear garden. On the first floor are two double bedrooms, a family bathroom, and a generous primary bedroom with an adjoining dressing room and en-suite. The top floor provides a further versatile room, ideal for use as a study or playroom. Externally, the property benefits from a paved driveway providing parking for multiple vehicles. To the rear is a west-facing garden featuring surrounding hedging and a patio area, perfect for outdoor entertaining. A true walk-in home in a convenient location.



LIVINGROOM

The Channel Island Estate Agent



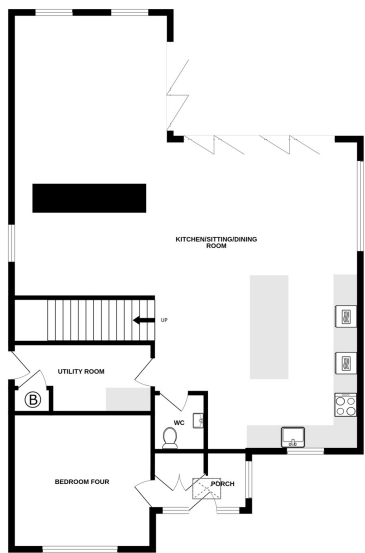








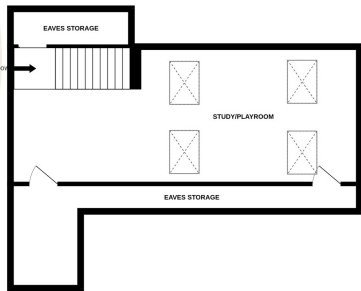
GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



2ND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 2522 sq.ft. (234.3 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

Porch	5'3 x 8'6
Bedroom four	12'1 x 12'6
Kitchen/sitting/dining room	38'11 x 30'11
Cloakroom	5'2 x 4'8
Utility room	6'3 x 12'6

FIRST FLOOR

Landing	8'2 x 19'8
Bedroom two	14'3 x 11'2
Bathroom	8'10 x 8'6
Bedroom three	9'7 x 11'3
Primary bedroom	14'3 x 22'2
Ensuite	10'0 x 8'9

SECOND FLOOR

Study/playroom	12'2 x 30'11
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KEY FACTS

Modern family home
Situated just inland from Cobo
Close to amenities and seafront restaurants
Walk-in condition with open-plan living
West-facing garden and patio
Paved driveway with parking for multiple vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor electric heating

APPLIANCES

2 Siemens ovens
2 Siemens combi ovens
Wine fridge
Hoover dishwasher
Integrated fridge and freezer
Hoover washing machine
Hotpoint tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed. Furniture on the ground floor can be sold under separate negotiation.

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.

£1,400,000



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