

“Ete A Fflo”

Les Petites Lielles
St Sampson

£565,000

TRP 159

Ref: 1368

- A beautifully presented three bedroom cottage style house.
- Ideally situated in a good northern location in walking distance to the local shops and amenities.
- Spacious and light lounge, well appointed kitchen and sunny conservatory.
- An attractive south facing rear garden & ample parking.
- Contemporary family home with much to offer.
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This beautifully presented family home is situated in an ideal northern location only a short walking distance to the local shops and amenities. The property has been well maintained and tastefully decorated providing a truly impressive family home. The light and spacious accommodation consists of a well-fitted contemporary style kitchen, open plan with a sunny conservatory making this a particularly impressive family room. The large lounge/diner to the ground floor provides a bright and airy room to relax and dine in, but alternatively could easily be converted to provide a fourth bedroom. The three double bedrooms that currently exist are situated on the first floor along with a modern family bathroom. The property is completed by a large, south facing rear garden with patio and lawn, and benefits from two parking areas providing parking for up to six cars. Altogether this stunning house has much to offer any family looking for a conveniently located modern home.

GROUND FLOOR

Fitted with solid American oak wood flooring throughout the ground floor.

ENTRANCE HALL:

Staircase to first floor with large cupboard under. Door to kitchen, lounge and cloakroom. Radiator with covering.

CLOAKROOM: 1.85m x 0.87m (6'1 x 2'10)

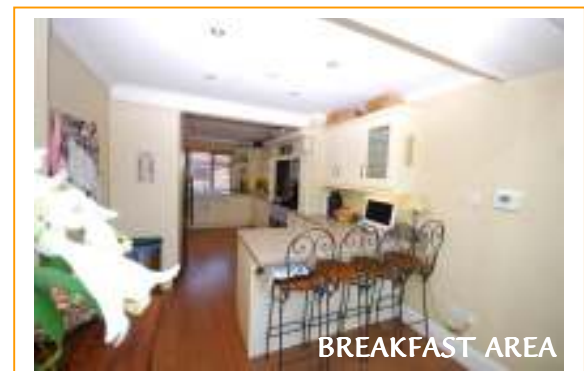
Fitted with a white two piece suite comprising wash hand basin set into vanity unit with cupboard under and w.c. Cupboard housing electrics. Radiator.

KITCHEN/BREAKFAST ROOM: 5.48m x 2.87m (18' x 9'5)

Fitted with a range of modern cream painted wall and base units with a grey fleck work surfaces and upstand splash backs, and incorporating a double Belfast sink and drainer unit. Appliances include a Britannia range cooker with 6 ring gas hob and dual oven with Neff extractor fan over set into feature painted wood canopy, American style larder fridge/freezer with ice maker, Neff dishwasher, Bosch washing machine, Benix tumble dryer, and Neff microwave. Open into conservatory. Window to front. Radiator.

CONSERVATORY: 6.17m x 2.67m (20'3 x 8'9)

Glazed to rear and ceiling with French doors out onto rear patio. Double doors to lounge. Radiator.



LOUNGE/DINER:

LOUNGE: 5.87m max x 5.57m max (19'3 x 18'3)

DINER: 3.76m x 2.92m (12'4 x 9'7)

This large room offers a bright and airy room to relax and dine in, but alternatively could be easily converted to provide a fourth bedroom. Fitted with a traditional style multi stove burner with marble hearth. Sliding door to rear patio. Window to front and rear. Double doors to conservatory and door to hall.



FIRST FLOOR LANDING:

Room for a small study area. Built in airing cupboard. Door to all bedrooms and bathroom. Velux to front. Radiator.

BEDROOM 1: 3.69m x 3.63m (12'1 x 11'11)

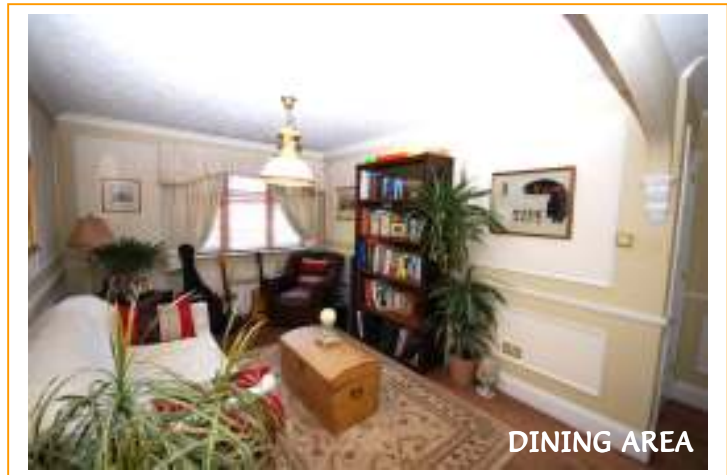
Double bedroom fitted with a run of 6 wardrobes built into eaves space. Window to rear.

BEDROOM 2: 4.95m x 3.76m max (16'3 x 12'4)

Double bedroom fitted with a run of 4 low level wardrobes built into eaves space. Dormer window to front and Velux window to rear. Radiator.

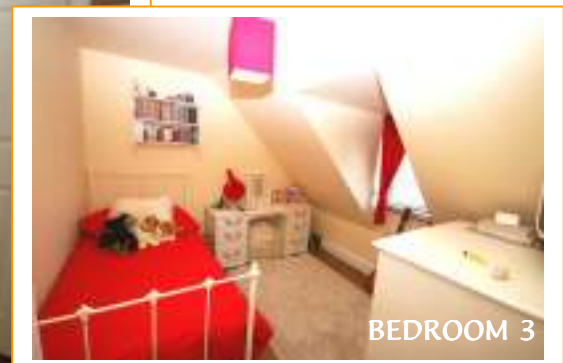
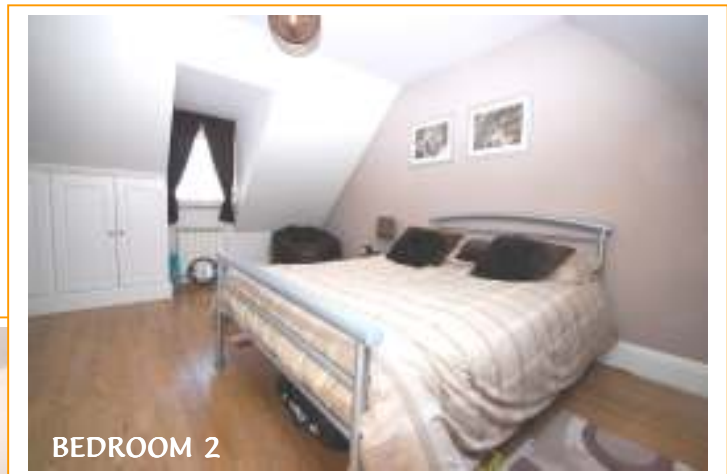
BEDROOM 3: 2.96m x 2.91m (9'8 x 9'7)

Dormer window to front. Radiator.



BATHROOM: 2.98m x 2.14m (9'9 x 7')

Fitted with an attractive white three piece suite comprising bath with shower attachment over, pedestal wash hand basin and w.c. Wooden flooring and part tiled walls. Window to side and Silvent extractor fan. Radiator.



EXTERIOR: The property is approached from the road onto a shared gravel drive way which gives access to both the front of the property where a brick paved area provides parking for two cars, or leads behind to the rear of the garden where there is further parking for up to four cars.

The south facing rear garden is mainly laid to lawn with paved stepping-stones leading from the gravelled parking area to the rear. This private garden is enclosed by mature hedging with a domestic shed (10' x 8') and quiet seating area to the far end of the garden. The patio area, which can also be access via doors from the lounge and conservatory, offers the ideal place for alfresco dining to enjoy the evening sun and provides side access on both sides. Altogether an extremely attractive, family friendly garden that has been well maintained.



SERVICES Mains water, electricity and drainage. Oil fired central heating.

VIEWING Strictly by appointment through the Vendors sole agent - **Chateaux Estate Agency Limited.**

POSSESSION By arrangement.

PRICE INCLUDES Fitted flooring, curtains, blinds, most light fittings and listed appliances.

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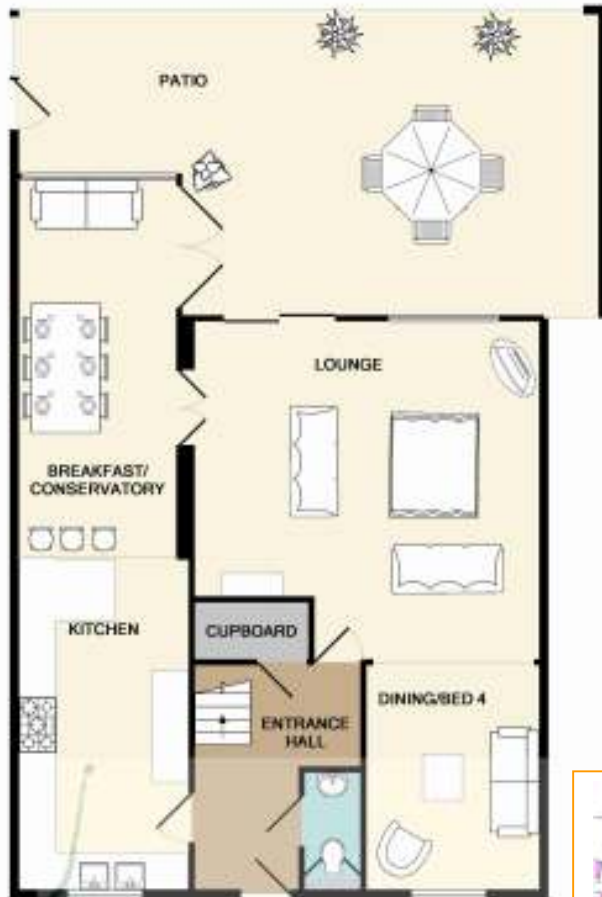
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'Ete A Fflo'

Les Petites Mielles
St Peter Port

FLOOR PLAN



DIRECTIONS: Heading towards L'Islet with Marks and Spencer's on your left hand side. 'Ete A Fflo' is two houses before you reach L'Islet Butchers on the left.



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1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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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