

“Les Escaliers”

Rue des Escaliers
St Martin

£925,000

TRP 338

Ref: 1451

- An immaculately presented three double bedroom cavity built bungalow.
- Ideally situated in a quiet lane in the sought after parish of St Martins.
- 3 double bedrooms and fully equipped family bathroom.
- Spacious lounge/diner, modern conservatory, kitchen, separate utility and large roof area.
- Substantial rear garden, outbuildings and ample parking.
- A fully equipped and contemporary family home in a private location.
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SOLE
AGENCY

NEW TO
MARKET



Chateaux estate agency

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This immaculately presented, three bedrooms, cavity built bungalow is situated in an exceptionally quiet location in St Martins, only minutes away from St Martins Village and stunning cliff path walks. The bungalow has been tastefully decorated throughout with truly contemporary accommodation providing three large double bedrooms, family bathroom, spacious lounge/diner, fully fitted kitchen, modern conservatory, separate utility, and an extremely substantial loft area with great potential for conversion, subject to ED permission. The property is truly complemented by the huge amount of land on offer. The attractive gardens, both to the front and rear are mainly laid to lawn and are surrounded by mature trees and attractive shrubs. 'Les Escaliers' is completed by the benefit of three garages and an external gardener's w.c. This property has been very well maintained, and is sited in an extremely attractive location. With so much to offer, this family home is highly recommended by Chateaux to any potential purchaser.

ENTRANCE HALL: 4.4m x 1.9m (14'5" x 6'2")

UPVC door to front with glazed sides. Large storage cupboard housing Heatrae Sadia water cylinder. Hatch to loft area with pull down ladder. Doors to lounge, kitchen, all bedrooms and bathroom.

NOTE: The loft is extremely sizable and has electric and light supply. There is scope for this area to be converted, subject to ED permission.

LOUNGE/DINER: 6.75m x 4.5m + 3.65m x 2.97m (22'2" x 14'9" + 12" x 9'9")

This spacious room provides a large area to relax with archway through into dining area. Large glazed sliding doors to front patio, window to side, sliding door to conservatory and door to kitchen. Three radiators.



ENTRANCE HALL



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER

KITCHEN: 3.65m x 3.62m (12" x 11'11")

Fitted with a range of wall and base units incorporating a stainless steel sink and tiled splash backs. Appliances are to include a Hotpoint fridge and double oven with hobs and Neff extractor fan over. Door to utility room and hallway. Window to rear. Radiator.

UTILITY ROOM: 2.57m x 2.22m (8'5" x 7'3")

Appliances include a Hotpoint washing machine, tumble dryer, dish washer and fridge/freezer. UPVC door and window to rear.

CONSERVATORY: 5.45m max x 4.4m (17'11" x 14'5")

This large, modern conservatory is built of uPVC double glazed construction on low level walls. Double doors to side patio and glazed to three sides and roof with blinds. Exposed brick to outer wall and tiled floor. Two radiators.



MASTER BEDROOM: 4m x 3.8m (13'1" x 12'5")

Large double bedroom with built in double wardrobes. Window to front. Radiator.

BEDROOM 2: 4.2m x 3.05m (13'9" x 10")

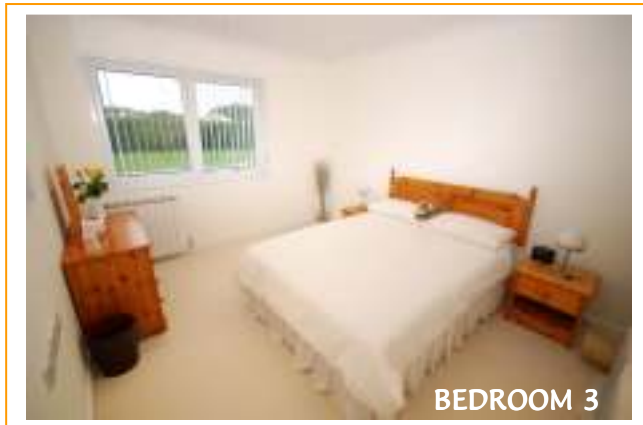
Double bedroom with window to front. Radiator.

BEDROOM 3: 3.65m x 3.05m (12" x 10")

Double bedroom with built in double wardrobe. Window to rear. Radiator.

BATHROOM: 2.65m x 2.56m (8'8" x 8'5")

Fitted with a three piece suite in white comprising of bath with shower attachment over, pedestal wash hand basin and w.c. Large wall mounted mirror with side cabinets. Tiled splash backs. Window to rear and extractor fan. Radiator.



EXTERIOR: The property is approached off a quiet lane up onto a tarmac drive which leads to both the **GARAGE** and around to the rear of the house, where there is ample parking available.

The front garden is mainly laid to lawn with mature hedging, trees and shrubs bordering the front. Directly to the front and side of the property is an attractive patio with a low level pillar wall around the edge. This patio can be accessed from the house either from sliding doors leading from the lounge or double doors from the conservatory. To the same side is another sizable garden laid to lawn.

The extremely large rear garden is mainly laid to lawn and bounded by mature and attractive trees and hedging providing a good level of privacy. The rear parking area gives access to both **GARDENING GARAGES, DOMESTIC GREEN HOUSE, BOILER HOUSE** and **EXTERNAL W.C.**





GARAGE: 5m x 2.7m (16'4" x 8'10")

Up and over garage door to front. Small hatch to loft area. Electric box.

GARDENERS GARAGE 1: 4.33m x 2.22m (14'3" x 7'3")

Up and over garage door to front. Directly in front of this garage is a brick built underground well with submersible stainless steel pump, providing a water supply for the garden.

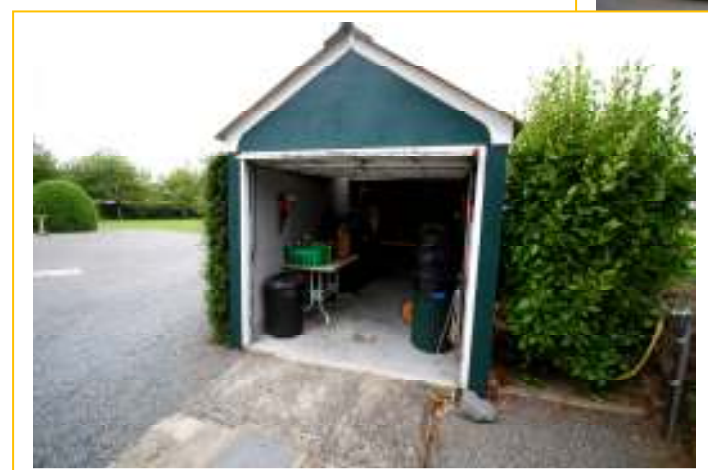
GARAGE/WORKSHOP: 9.4m x 5.1m > 4.05m (30'10" x 16'8" > 13'3")

Up and over garage door to front.

**DOMESTIC GREENHOUSE:
2.4m x 1.8m (7'10" x 5'10")**

EXTERNAL W.C.:
Fitted with w.c. Fully tiled.

BOILER HOUSE:
Housing a Boulter central heating boiler.



These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

SERVICES: Mains water and electricity. Cesspit drainage. Oil fired central heating.

POSSESSION By arrangement

PRICE INCLUDES Carpets, curtains, light fittings and appliances as listed.

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

PLOT SIZE: Approx. 120m x 47m (1.15 acres)

Chateaux estate agency limited

Estate agency property consultancy architectural design

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