

# La Croute De Haut

Rue Des Pointes - St Andrew - GY6 8UJ

Price £1,195,000



REF: 2099

TRP: 238



- Detached, new build 4 double bedroom family home.
- Situated in the sought after parish of St Andrew`s.
- Kitchen/diner, utility, lounge & double bedroom with ensuite shower.
- Master bedroom suite, 2 double bedrooms & family bathroom.
- Ample parking to front, lawn & patio garden to rear.
- Perry`s Guide - Page 26 B3.











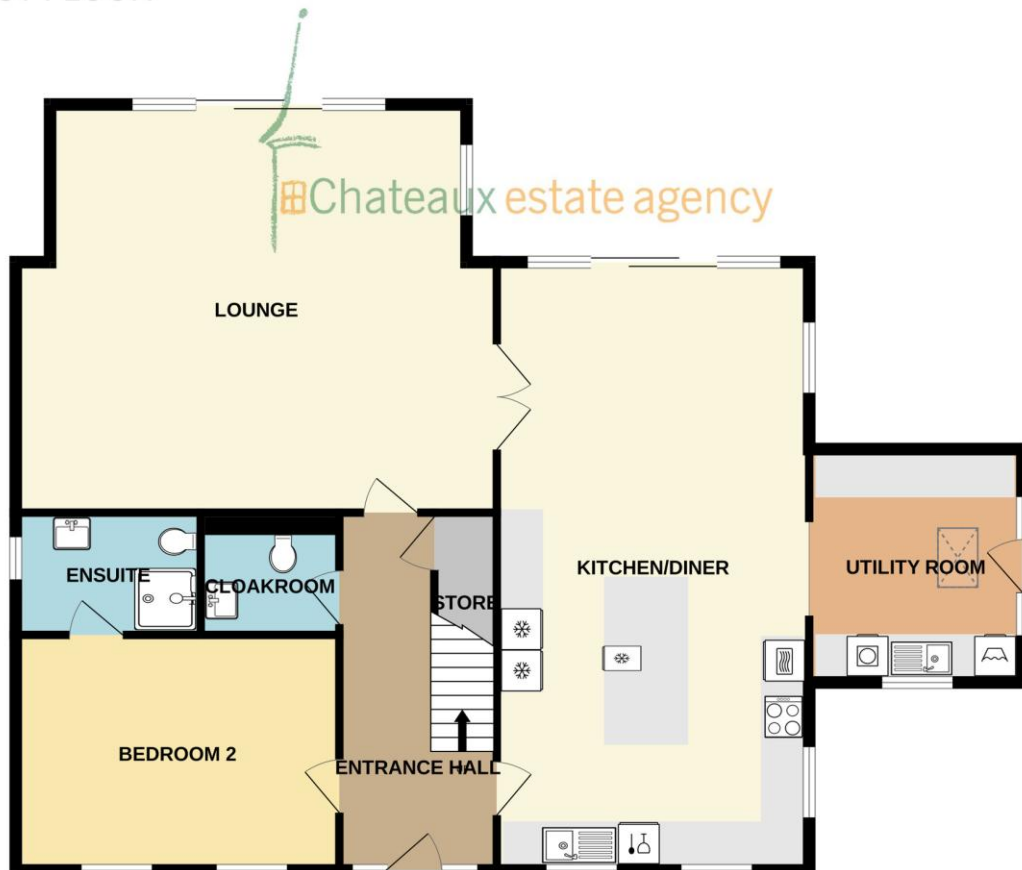








1ST FLOOR



GROUND FLOOR

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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### **ENTRANCE HALL 5.05m (16'7") x 2.25m (7'5")**

Wide entrance hall, staircase to first floor with Oak handrail, newel posts, strings and glazed balustrading. Tiled floor with underfloor heating. Doors to bedroom 2, cloakroom, lounge, kitchen/diner and large under stairs cupboard housing incoming electrics and underfloor heating manifold. Attractive composite entrance door with glazed side screens providing good light into entrance hall.

### **BEDROOM 2 4.48m (14'8") x 3.17m (10'5")**

Double bedroom with two windows to front. Under floor heating. Door to ensuite.

### **ENSUITE SHOWER ROOM 2.45m (8'0") x 1.75m (5'9")**

Ensuite shower room with corner shower, WC and basin set on drawer units with mirror fronted cabinet over. Window to side. Heated towel rail and under floor heating. Automatic light on entry.

### **CLOAKROOM 1.9m (6'3") x 1.5m (4'11")**

Automatic light on entry. WC. Wash basin with mirror front cabinet over. Tiled floor with underfloor heating.

### **LOUNGE 6.87m (22'6") Max x 5.8m (19'0")**

Large reception room with eurohome wood effect flooring together with under floor heating. Sliding patio doors to rear with side screens and window to side opening directly onto large granite patio and then into fully enclosed garden. Double doors into kitchen/diner.

### **KITCHEN/DINER 8.67m (28'5") x 4.45m (14'7")**

Range of fully fitted kitchen units with Silestone worktops and central island with wood block worktop. Appliances include Good home integrated ovens, Bosch hob with extractor hood over, dishwasher, 2 tall fridge freezers. Magic corner unit together with generous amount of storage cupboards. Central island with various units and wine cooler. Windows to front and side. Patio doors with side screens opening out onto rear granite patio. Opening through to utility.

### **UTILITY 3.35m (11'0") x 2.6m (8'6")**

With range of fitted units providing a large amount of storage. Candy washing machine and Hoover tumble dryer, laminated worktops with sink unit. Door to side with windows either side. Pull down loft ladder providing access to roof space over, Electric boiler with cylinder and storage space.

### **FIRST FLOOR LANDING**

Staircase from ground floor with glazed balustrading around landing. Velux roof window to front with eaves storage below. Doors to bedrooms 1, 3 and 4 together with family bathroom. Pull down loft ladder providing access to large floored and insulated loft providing a good storage area.

### **MASTER BEDROOM 5.6m (18'4") Max x 4.6m (15'1") Into Eaves**

Double bedroom with Juliet style balcony overlooking rear garden. Two Velux roof windows to side. Opening into large, walk in dressing room/wardrobe. Door into ensuite bathroom comprising shower, bath, WC and vanity basin set on drawer units with mirror fronted cabinet above. Heated towel rail. Tiled flooring with underfloor heating. Automatic light on entry.

### **BEDROOM 3 4.47m (14'8") x 3.43m (11'3") Into Eaves**

Double bedroom with Dormer window to front with eaves storage cupboards to either side.

### **BEDROOM 4 4.47m (14'8") x 2.35m (7'9") Into Eaves**

Double bedroom with Dormer window to front with eaves storage cupboards to either side. Fitted wardrobe unit to recess.

### **FAMILY BATHROOM 3.97m (13'0") Max x 2.8m (9'2")**

Four piece bathroom suite with large walk-in shower, wash hand basin set on drawer unit with mirror fronted cabinet over, bath with hand shower attachment and WC. Heated towel rail and tiled floor with under floor heating. Dormer window to rear. Automatic light on entry.

### **EXTERNAL**

Front and side.

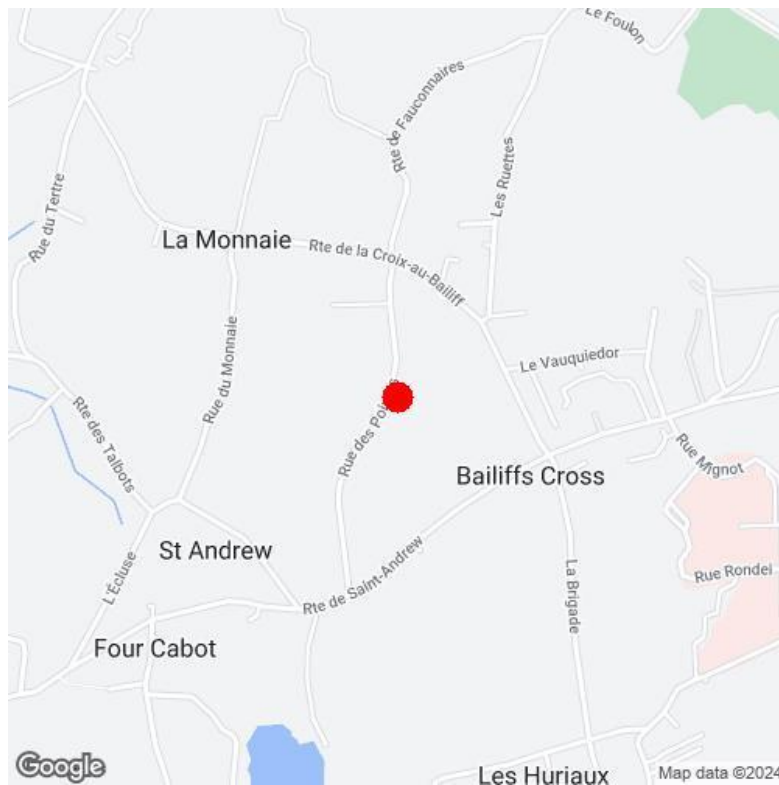
Bounded by granite wall to front with large planting area together with brick paved driveway providing parking for multiple cars. Grass lawn area and hedging forming boundaries.

Rear garden.

Large granite patio together with fencing forming the boundary, large lawn area together with newly planted hedging.

**Note** Sub electric cable in far corner if required for shed installation later.

Chateaux Estate Agency is delighted to offer for sale this detached, brand new executive house which sits comfortably on a good size plot. Situated in the sought after parish of St Andrew's, this is a great opportunity to purchase a newly built family home in a desirable part of the Island. The immaculately presented accommodation is arranged over two floors and comprises of entrance hall with oak staircase, fully equipped kitchen/diner with sliding double doors out to the rear patio and opening through to utility, large lounge with sliding double doors to rear patio, cloakroom and double bedroom with ensuite shower room all to the ground floor. On the first floor there is an impressive master bedroom suite with Juliet balcony, walk in wardrobe and 4 piece bathroom ensuite, 2 double bedrooms and family bathroom. Externally the front of the property has ample parking whilst the rear is laid mainly to lawn with granite patio area, bound by fencing and earth bank. A superb home deserving of closer inspection, call Chateaux today on 244544 to speak to one of our friendly team.



**SERVICES:** Electricity, Water, Cesspit Drainage, Electric boiler, Underfloor Heating on the ground floor and all Bathrooms, Provisions for Electric Radiators on the first floor.

**PRICE INCLUDES:** Carpets\*, Curtains\* (\*PC Sum Allowance of £10,000), Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Good Home integrated ovens, Bosch hob with extractor hood over, dishwasher, 2 tall fridge freezers. Candy washing machine and Hoover tumble dryer.

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.

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