



Copthorne

Avenue Germaine, Ville Au Roi Estate, St Peter Port, GY1 1PF

OPEN MARKET

£2,795,000

- Beautifully refurbished and extended family home
- Spacious and versatile accommodation
- Superb open-plan kitchen/dining area
- Private rear garden with patio
- Gated driveway with multi-vehicle parking
- Quiet setting close to St Peter Port



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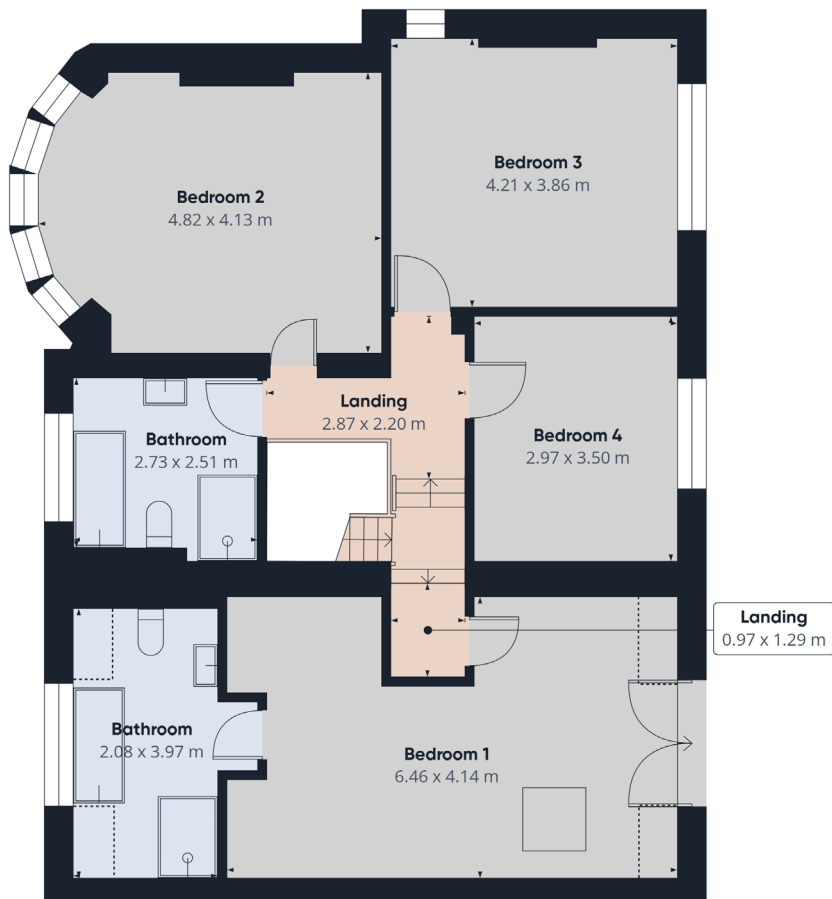




Ground Floor



First Floor



About Copthorne

Set in a quiet residential area on the outskirts of St Peter Port, Copthorne is an attractive and extensively refurbished and extended family home, offering a generous amount of well-appointed and adaptable living space.

The accommodation has been carefully remodelled and extended to create a comfortable and contemporary home, with the layout designed to work equally well for modern family living or entertaining. A particular highlight of the ground floor is the impressive open-plan kitchen and dining space, which overlooks the rear garden and opens directly onto the lawn. There is also a useful bedroom/study on this level, offering a range of possibilities for family members, guests, working from home or those who may prefer to have bedroom accommodation on the ground floor. The remainder of the ground floor provides ample room for day-to-day living and entertaining, with convenient access to the rear patio and garden.

The first floor provides four additional bedrooms, including a spacious principal bedroom with en-suite facilities.

Despite its peaceful setting, Copthorne is conveniently located for access to St Peter Port and the surrounding amenities. Having undergone a comprehensive programme of two extensions and refurbishment, the property is presented as a ready-to-move-into home combining modern finishes, flexible accommodation and a desirable residential location.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

5' x 9'1" (1.52m x 2.77m)

Hallway

13' x 6'4" (3.96m x 1.93m)

Storage cupboard

4'2" x 5'6" (1.27m x 1.68m)

Sitting Room

15'1" x 13'7" (4.6m x 4.14m)

Kitchen

13'10" x 12'2" (4.22m x 3.7m)

Neff Induction hob, Bosch dishwasher, double bosch oven/steamer combi, Bosch integrated coffee machine & microwave, Bosch american style fridge & freezer and 4 way multi-purpose kitchen tap.

Open Plan Lounge/Diner

22'10" x 24'7" (6.96m x 7.5m)

Inner Hallway

14'2" x 3'6" (4.32m x 1.07m)

Study / Bedroom 5

11'6" x 13'9" (3.5m x 4.2m)

Shower Room

6'7" x 9'2" (2m x 2.8m)

Fitted with a three piece suite consisting of walk in shower, WC and basin.

Utility Room

9'8" x 9'11" (2.95m x 3.02m)

Neff Washing Machine, Neff Washing/drying combi machine, Bosch split fridge/freezer.

FIRST FLOOR

Bedroom 2

15'10" x 13'7" (4.83m x 4.14m)

Bedroom 3

13'10" x 12'8" (4.22m x 3.86m)

Bedroom 4

9'9" x 11'6" (2.97m x 3.5m)

Family Bathroom

8'11" x 8'3" (2.72m x 2.51m)

This is of generous proportion and is fitted with a four piece suite consisting of walk in shower, attractive curved bath, basin set into vanity unit and WC.

Landing

9'5" x 7'3" (2.87m x 2.2m)

Rear Landing

3'2" x 4'3" (0.97m x 1.3m)

Bedroom 1

21'2" x 13'7" (6.45m x 4.14m)

Ensuite Bathroom

6'10" x 13' (2.08m x 3.96m)

Fitted with a four piece suite consisting of an attractive curved bath, walk in shower, WC and basin set into vanity unit.

OUTSIDE

Front

Approached via electric wooden gates, the attractive granite cobbled driveway provides parking for multiple vehicles.

Rear

To the rear is a low maintenance west facing garden which is predominantly laid to lawn. Immediately to the rear is a large paved terrace. The garden features a variety of shrubs and trees.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electricity, water and drainage.

Price includes: Carpets, curtains, light fittings and the kitchen appliances as listed.

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