



Driftwood

Princes Close, Fort George, Guernsey, GY1 2SU

£3,200,000 Open Market

Immaculate bungalow | Bright and spacious accommodation | Three to Four double bedrooms
Generous kitchen/dining room | Double garage and plenty of parking | Close proximity to St. Peter Port and St. Martin's
Some sea views | Highly regarded location



swoffers



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU













Ground Floor Building 1

About Driftwood

Swoffers are delighted to offer 'Driftwood' for sale. Located within the highly regarded Fort George development in a private position with some sea views. Situated within close proximity to central St. Peter Port, St. Martin's and cliff walks, the beautifully presented accommodation is well laid out over a single level and is bright and spacious. The layout includes a generous kitchen/dining room, sitting room, utility, three bedrooms including master with ensuite, two further bath/shower rooms and a TV room which could act as a fourth bedroom if required. Outside the gardens are maturely planted and fully enclosed with sea views from the terrace. To the front there is plenty of parking with access to a double garage.

ACCOMMODATION COMPRISING

Entrance Vestibule

7'5" x 5'9" (2.26m x 1.75m)

Entrance Hall

12'11" x 17'1" (3.94m x 5.2m)

Shower Room

7'7" x 6' (2.3m x 1.83m)

Three piece suite consisting of corner shower, low level WC and wash hand basin set into vanity unit.

Bedroom 2

15'1" x 12'2" (4.6m x 3.7m)

Inner Hallway

5'3" x 8'11" (1.6m x 2.72m)

Access to cellar extending under large part of property.

Bedroom 3

15'1" x 12'8" (4.6m x 3.86m)

Family Bathroom

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

Four piece suite consisting of bath, low level flush WC, corner shower and wash hand basin.

Master Bedroom

15'1" x 15'9" (4.6m x 4.8m)

Double doors lead to raised patio with sea views. Access to walk-in wardrobe.

Ensuite Bathroom

11'6" x 9'5" (3.5m x 2.87m)

Generous size. Four piece suit consisting of WC, wash hand basin, bath with shower over and corner shower.

Snug/Bedroom 4

12'11" x 17'5" (3.94m x 5.3m)

Living Room

21'11" x 17'1" (6.68m x 5.2m)

Doors giving access to patio.

Kitchen

34'3" x 21'2" (10.44m x 6.45m)

Fitted with a range of painted wooden cream and mauve wall and base units. Double Villeroy and Boch Belfast sink and drainer.

Utility Room

6'8" x 8'2" (2.03m x 2.5m)

WC

7'1" x 5'7" (2.16m x 1.7m)

Fitted with a two piece suite.

Double Garage

19'3" x 19'3" (5.87m x 5.87m)

Store Room/Studio

16' x 7'8" (4.88m x 2.34m)

OUTSIDE

Front

The tarmac drive provides parking for numerous vehicles and gives access to the double garage. A lawned fore-garden is bound by mature plants and shrubs.

Side

A south facing courtyard area links from the front door to the garage and leads down the side to the rear.

Rear

A raised patio offers wonderful sea views towards the neighbouring Islands. From here, steps lead to a low maintenance lawned garden bound by a variety of trees, hedging and shrubs.

Appliances

Mauve electric AGA. Neff fridge/freezer. Neff Fridge. Neff dishwasher.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Full oil fired central heating. Underfloor heating in kitchen/dining/utility and main bedroom ensuite.

Construction: Cavity. Wooden double glazed windows. uPVC fascias and soffits.

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

Price excludes: Downlights in sitting room and chandelier light fitting in dining area. Sitting Room and Master Bedroom Curtains. Neff washer/dryer.

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