

**SOLE
AGENT**



2 Courtil Fougere

Salt pans Road, St. Sampsons, GY2 4NS

 x3  x3 TRP 123

- Three double bedrooms
- Modern build
- Beautifully presented
- Lovely garden
- Light and spacious reception space
- Parking for two cars

£695,000

LOCAL MARKET

swoffers



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





About 2 Courtil Fougere

A beautifully presented three-bedroom family home, ideally situated in the north of the island close to local shops and amenities. '2 Courtil Fougere' was built in 2016 and offers stylish, low-maintenance living.

At the heart of the home is an impressive open-plan kitchen, dining and living space, creating a bright and sociable environment with direct access onto the patio and generously sized enclosed garden. Completing the ground floor is a double bedroom and well appointed shower room. The first floor comprises a bathroom, two bedrooms - one being a spacious principal bedroom with en-suite shower room.

Externally, the property benefits from a beautifully proportioned garden, ideal for both entertaining and family use, along with parking for two at the rear and visitor parking.

ACCOMMODATION COMPRISING

Entrance Hall

13'2" x 6'2" (4.01m x 1.88m)

Stairs to first floor with understairs storage cupboard.

Shower Room

7'3" x 4'2" (2.2m x 1.27m)

Fitted with a three piece suite of shower with hand held and rain shower, wash hand basin set into vanity unit and W.C.

Dining Room / Bedroom 3

12'7" x 9'9" (3.84m x 2.97m)

Living Room

15'8" x 13'3" (4.78m x 4.04m)

Double doors leading to the rear garden. Opening into...

Kitchen

11'9" x 7'9" (3.58m x 2.36m)

Fitted with a range of grey matt wall and base units with dark granite work surfaces over incorporating 1 1/2 bowl sink. Door giving access to the rear of the property.

FIRST FLOOR

Landing

14'8" x 5'11" (4.47m x 1.8m)

Airing cupboard. Access to the loft.

Bedroom 2

11'9" x 9'5" (3.58m x 2.87m)

Bathroom

9'2" x 6'9" (2.8m x 2.06m)

Fitted with a three piece suite of bath with hand held shower over, wash hand basin set into vanity unit and W.C.

Bedroom 1

15'9" x 11'4" (4.8m x 3.45m)

Ensuite Shower Room

9'1" x 6'8" (2.77m x 2.03m)

Fitted with a three piece suite of shower with hand held and rain shower, wash hand basin set into vanity unit and W.C.

OUTSIDE

Front

There is a low maintenance fore garden with a pathway leading to the front door.

Rear

There is a low maintenance garden with a paved patio area, a summerhouse and a pathway leading to the rear gate where there is allocated parking for two cars and a visitor parking space.

Appliances

Integrated Zanussi oven, Zanussi hob, extractor fan, integrated Indesit dishwasher, integrated Hotpoint washing machine, integrated CDA fridge/freezer.

TRP: 123

Viewing: BY APPOINTMENT

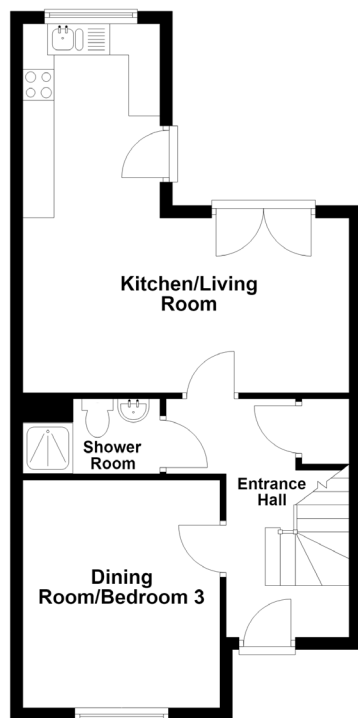
Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Full electric heating (underfloor in the bathroom).

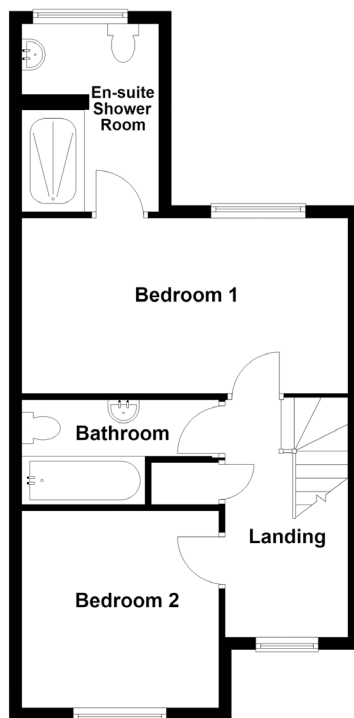
Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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