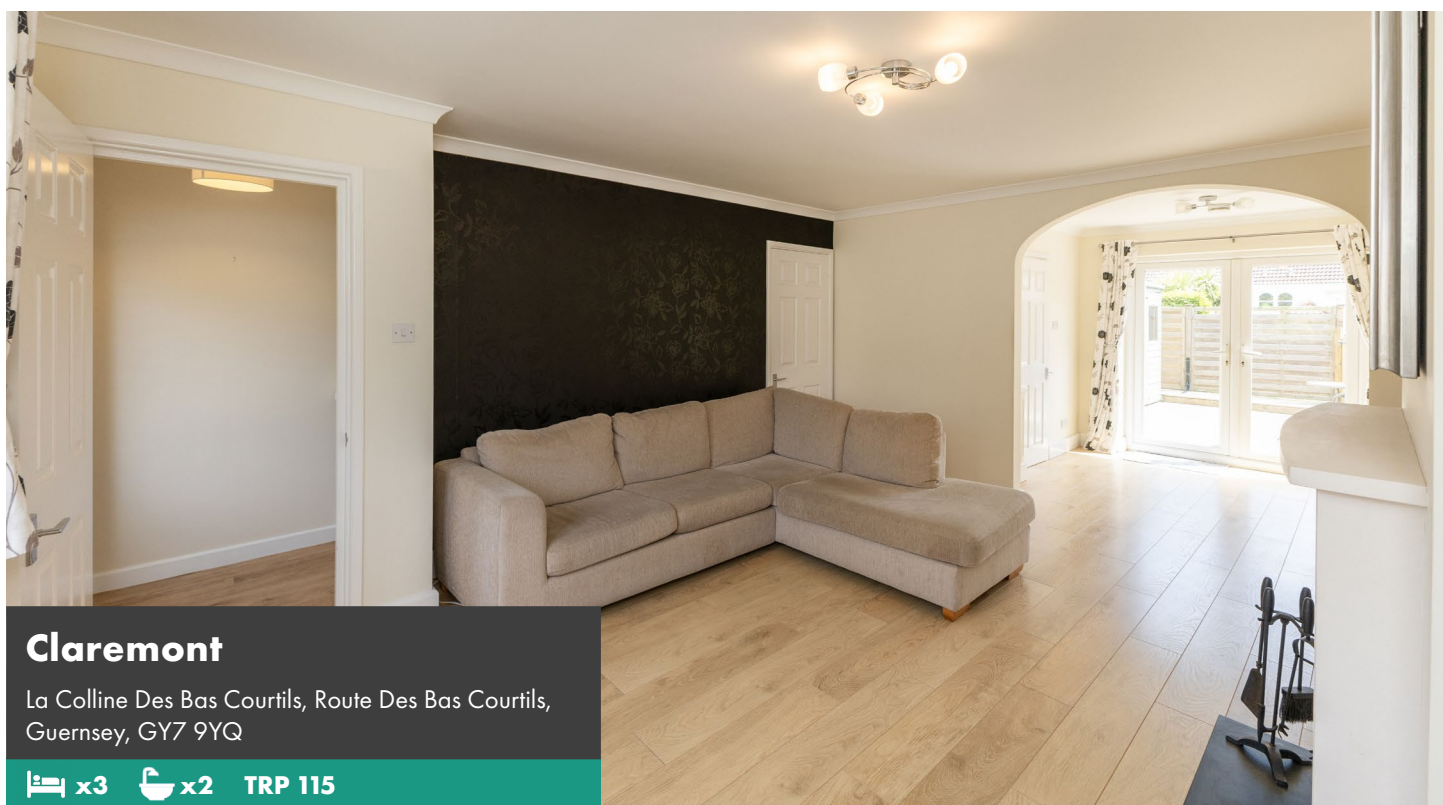




Claremont

La Colline Des Bas Courtils, Route Des Bas Courtils,
Guernsey, GY7 9YQ

 x3  x2 TRP 115

- Quiet clos located in St Saviour
- Main bedroom with en-suite
- Spacious family home arranged over three floors
- Close to local amenities
- Three bedrooms
- Parking for two vehicles
- Low-maintenance garden

£615,000

LOCAL MARKET

swoffers



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





About Claremont

Situated within a quiet clos in the sought-after parish of St Saviour, 'Claremont' is a well-presented family home offers spacious accommodation arranged over three floors. The property features three bedrooms, including a main bedroom with en-suite shower room, providing comfortable and versatile living for modern family life. Conveniently located close to local amenities, the home also benefits from parking for two vehicles and a low-maintenance garden, perfect for those seeking easy outdoor enjoyment.

ACCOMMODATION COMPRISING

Entrance Hall

4'4" x 3'7" (1.32m x 1.1m)

Stairs to first floor.

Living Room

16'1" x 12'5" (4.9m x 3.78m)

Working fireplace. Large understairs storage cupboard.

1.61m opening...

Dining Room

8'8" x 8'4" (2.64m x 2.54m)

Kitchen

9'3" x 6'8" (2.82m x 2.03m)

Fitted with a range of wood effect wall and base units with stone effect worksurfaces over incorporating 1½ bowl stainless steel sink.

FIRST FLOOR

Landing

16'6" x 6'1" (5.03m x 1.85m)

Stairs to second floor.

Family Bathroom

7'9" x 4'11" (2.36m x 1.5m)

Fitted with a three piece white suite of bath with shower over, wash hand basin and W.C.

Bedroom 2

12'3" x 9'10" (3.73m x 3m)

Bedroom 3

12'3" x 8'10" (3.73m x 2.7m)

SECOND FLOOR

Bedroom 1

13' x 11'2" (3.96m x 3.4m)

Access to under eaves storage.

Ensuite Shower Room

5'11" x 4'7" (1.8m x 1.4m)

Fitted with a three piece suite of Shower, wash hand basin and W.C.

OUTSIDE

Front

The property is approached via a private clos onto a paved pathway leading to the front door with low maintenance gravelled fore garden.

Rear

South facing fully enclosed garden surrounded by medium height fencing laid to decking with a shed and a gate providing access to the allocated parking spaces where there are two parking spaces in tandem.

Appliances

Hotpoint double oven, Sharp microwave, Hotpoint fridge/freezer, Hotpoint freezer, Hotpoint slimline dishwasher, Hotpoint washing machine and extractor fan.

TRP: 115

Viewing: BY APPOINTMENT

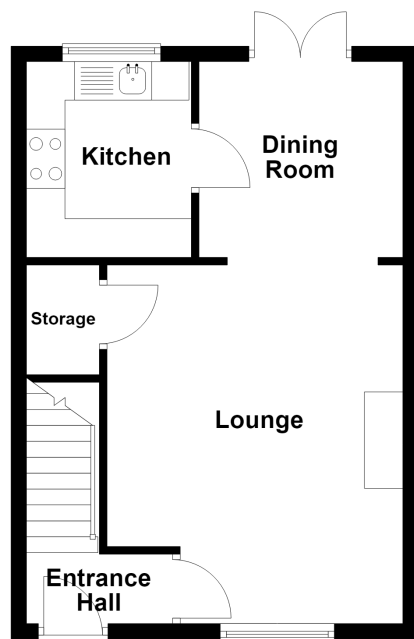
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

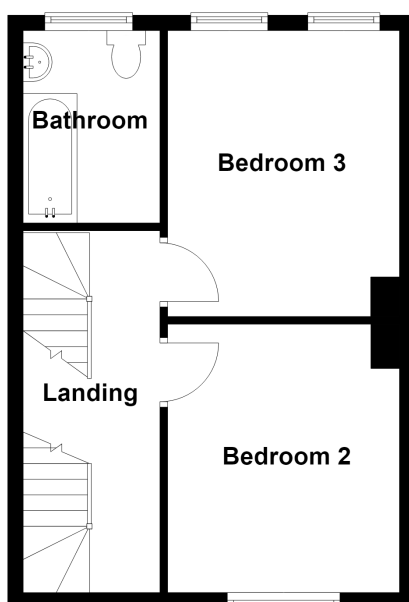
Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

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

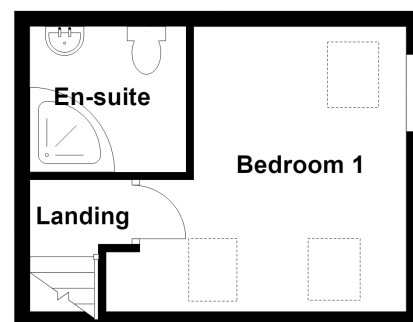
Ground Floor



First Floor



Second Floor



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