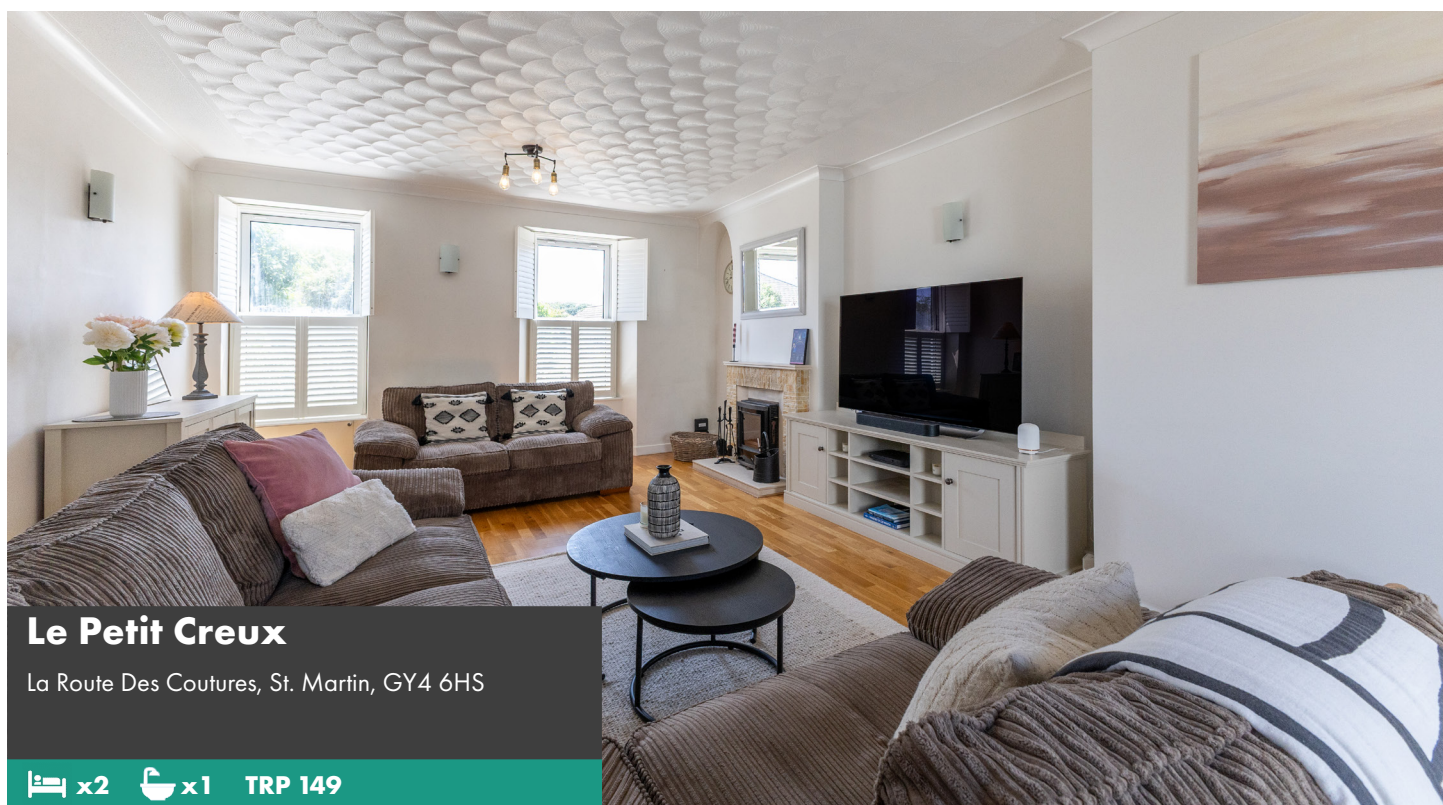


**SOLE
AGENT**



Le Petit Creux

La Route Des Coutures, St. Martin, GY4 6HS

 x2  x1 TRP 149

- Beautifully presented
- Plenty of parking
- Two bedrooms
- Spacious kitchen
- Quiet St Martin's location
- Lovely low maintenance garden

£660,000

LOCAL MARKET

swoffers



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01481 711766

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





About Le Petit Creux

Le Petit Creux is a beautifully presented two-bedroom end-of-terrace home, tucked away in the charming and idyllic lanes of St Martin's. The ground floor offers spacious and well-appointed accommodation, including a bright sitting room, a contemporary bathroom, a convenient utility room, a large, modern kitchen, and a light-filled conservatory perfect for dining or relaxing. Upstairs, the first floor comprises two generous double bedrooms, both offering comfortable and inviting living spaces. Externally, the property benefits from a substantial rear garden that wraps around to the side, providing ample outdoor space for entertaining or enjoying the tranquil surroundings. Beyond the garden, there is off-road parking for 3-4 vehicles. The property is presented with no onward chain.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

7'10" x 3'11" (2.4m x 1.2m)
Tiled floor.

Living Room

22'8" x 14'9" (6.9m x 4.5m)
Dual aspect room.

Inner Hallway

14'5" (4.4) max & 8'10" (2.7) min x 8'10" (2.7) max & 2'11" (0.9) min
Window with aspect to the side. Large storage cupboard. Door to side.

Utility Room

5'11" x 4'7" (1.8m x 1.4m)
Frosted window with aspect to the rear. Hotpoint tumble dryer

Bathroom

7'3" x 5'11" (2.2m x 1.8m)
Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and a W.C. Built-in storage cupboards. Two frosted windows providing aspect over the rear garden.

Kitchen

17'1" x 10'6" (5.2m x 3.2m)
Fitted with a range of wall and base units with work surfaces over incorporating 1½ bowl sink and drainer. Tiled floor. Windows providing aspect over the rear and side.

Conservatory

Double doors giving access to the rear garden.

FIRST FLOOR

Landing

3'7" x 3'3" (1.1m x 1m)

Bedroom 2

13'9" x 10'4" (4.2m x 3.15m)
Dormer window providing aspect to the front and window with aspect to the side.

Bedroom 1

11'2" x 11'2" (3.4m x 3.4m)
Built-in wardrobes. Dormer window with aspect over the rear.

OUTSIDE

Front

There is a small gravelled fore garden leading to the front door. A wooden gate gives access down the side of the property. The property is accessed via a private access lane to the rear.

Rear

The garden which wraps around to the side and is laid to lawn and patio and bound by fencing. There is a small timber shed and a wooden pergola. A gate gives access to the parking area which provides parking for 3-4 vehicles and houses the oil tank.

Appliances

Integrated Hotpoint oven, Hotpoint gas hob, Hotpoint extractor fan, integrated Indesit washing machine, integrated Neff microwave, integrated Hotpoint dishwasher.

TRP: 149

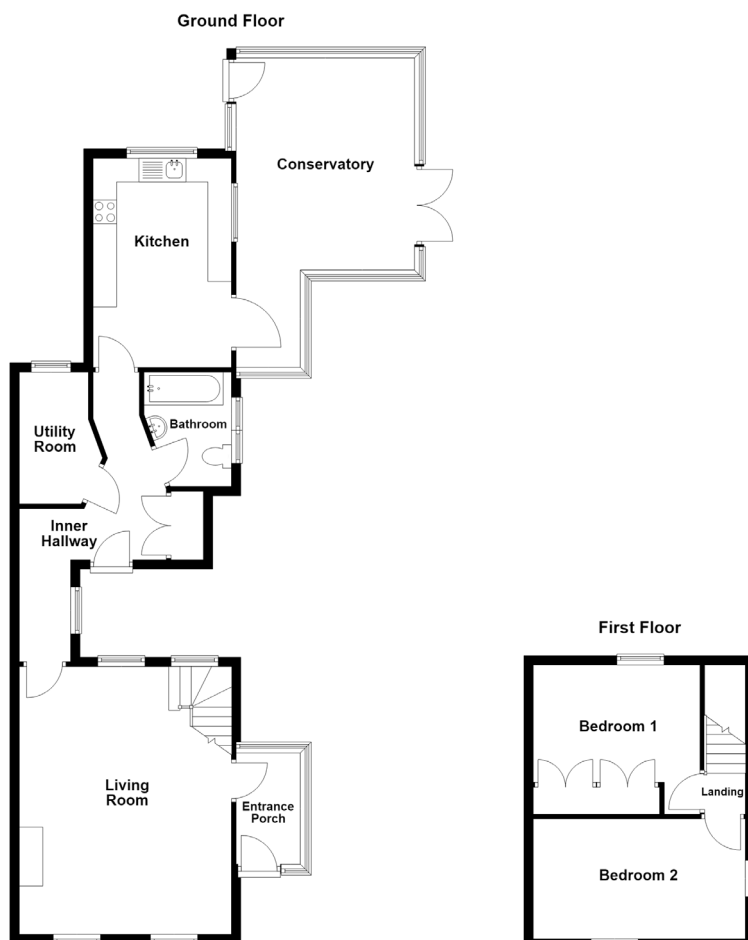
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Granite with cavity extension. uPVC double glazed windows. uPVC fascias and soffits.

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



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