

**SOLE  
AGENT**



## Luminese

La Route De Saumarez, Castel, GY5 7TH

 x4  x2 TRP 153

- Well-presented semi-detached house
- Open plan living area
- Opposite Saumarez Park
- Parking for five cars and a garage
- Beautiful enclosed garden

**£750,000**

**LOCAL MARKET**

**swoffers**



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





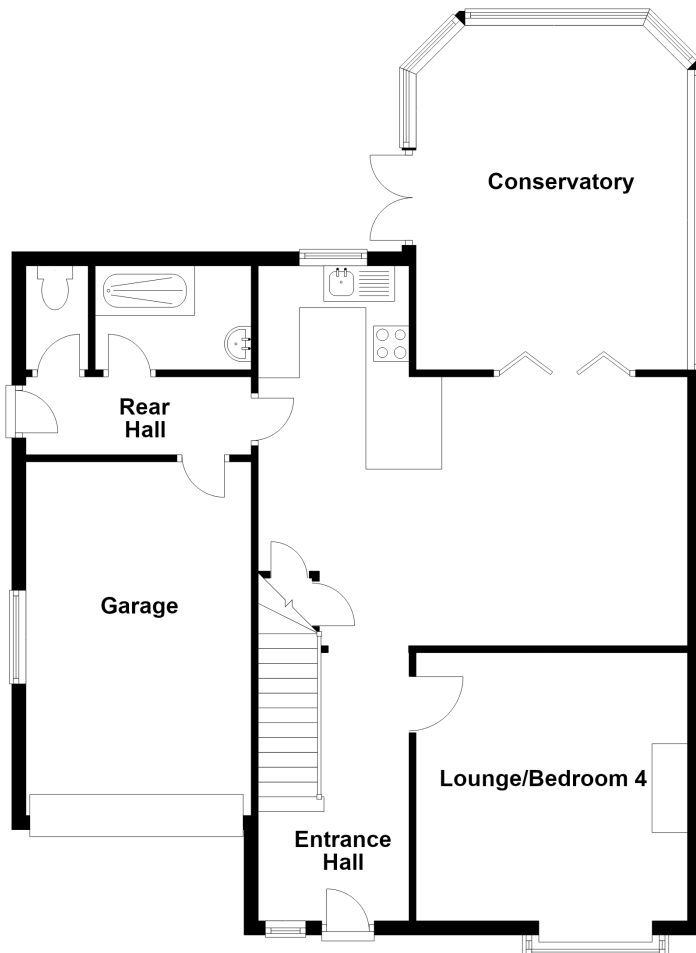




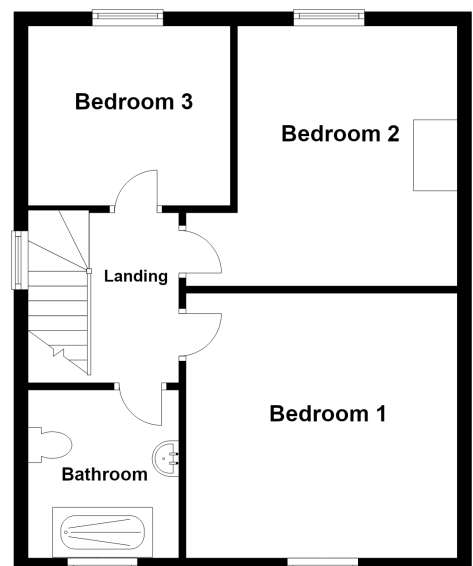




**Ground Floor**



**First Floor**



## About Luminese

Situated in a desirable spot only a step away from Saumarez Park, this three to four bedroom semi-detached house is fantastically presented throughout. The living area has recently been opened up to provide a contemporary, generous sized kitchen / dining area with bifold doors leading to a conservatory and snug lounge/bedroom. Completing the ground floor is an integral garage and shower room. On the first floor are two double rooms and a single room along with a family shower room. There is plenty of parking to the front and the back garden has been beautifully landscaped with lawn, mature shrubs and a new patio area.

### ACCOMMODATION COMPRISING

#### Entrance Hall

14'5" x 6'10" (4.4m x 2.08m)

Stairs to first floor with understairs storage cupboard.

#### Lounge / Bedroom 4

13'3" x 11'7" (4.04m x 3.53m)

Bay window

#### Kitchen / Dining Area

18'10" (5.74) max & 6'4" (1.94) min x 18'4" (5.58) max & 12' (3.66) min L-shaped

Recently fitted kitchen comprising white wall and base units with concrete effect work surface over incorporating 1½ bowl stainless steel sink. Bi-fold doors leading to...

#### Conservatory

18'5" x 8'11" (5.61m x 2.72m)

Doors leading out to the rear garden.

#### Shower Room

6' x 5' (1.83m x 1.52m)

Fitted with a two piece suite of open shower and wash hand basin with storage below.

#### Separate WC

6' x 2'11" (1.83m x 0.9m)

#### Side Hall

Door to side, front and rear door and door to...

#### Garage

16' x 9'2" (4.88m x 2.8m)

Electric meters and oil fired boiler.

### FIRST FLOOR

#### Landing

6'11" x 3'5" (2.1m x 1.04m)

#### Bedroom 1

12'4" x 9'6" (3.76m x 2.9m)

Lovely aspect over the garden.

#### Bedroom 2

11'2" x 11' (3.4m x 3.35m)

A lovely view over the front elevation.

#### Bedroom 3

8'7" x 7'7" (2.62m x 2.3m)

#### Bathroom

6'4" x 5'4" (1.93m x 1.63m)

Newly fitted three piece suite of shower, wash hand basin and W.C.

### OUTSIDE

#### Front

Landscaped front garden with parking for five vehicles, garage and side access to the rear.

#### Rear

A beautiful landscaped garden with mature trees and shrubs, a patio area, hot tub and wooden shed.

#### Appliances

Hotpoint hob, extractor fan, integrated Rangemaster double oven, free standing Zanussi fridge, free standing Hotpoint freezer, dishwasher.

TRP: 153

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

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

**Construction:** Single block. uPVC double glazed windows. uPVC fascias and soffits.

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



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