

SOLE
AGENT



2 La Maisonette

Kings Road, St Peter Port, GY1 1ZU

 x3  x2 PERRYS 4 D8 TRP 196

- Newly built property
- Open-plan living with separate sitting room
- Three bedrooms
- Two bathrooms (one ensuite)
- Enclosed garden
- Garage, office and parking for two vehicles
- Classic Town location

£875,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About 2 La Maisonette

Situated on Kings Road, 2 La Maisonette is a modern townhouse finished to a high specification throughout. The property consists of a large open-plan kitchen and dining room with bifold doors opening up onto the enclosed garden. There is a separate utility room, cloakroom and lounge. Split over the next two levels are three good sized double bedrooms; the main bedroom on the top floor boasts an ensuite whilst the first floor bedrooms are serviced by a family bathroom. Outside, the garden is split into two distinct areas; a patio and artificial lawn with gravelled side access leading to the frontage. To the rear of the property is a double garage, with staircase leading up to an office space. There is also parking for two cars.



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

15'9" x 6' (4.8m x 1.83m)
Cupboard housing the electrics.

Cloakroom

6'5" x 2'10" (1.96m x 0.86m)

Open Plan Kitchen / Diner

23'3" x 14'2" (7.09m x 4.32m)
Fitted with a range of wall and base units with granite effect work surfaces over. Large breakfast bar. A lovely bright room with skylight. Sliding doors opening onto the rear garden. Utility cupboard housing the washing machine and tumble dryer.

Lounge

15'11" x 10'3" (4.85m x 3.12m)
A lovely bright room with dual aspect.

FIRST FLOOR

Landing

16'3" (4.95) max x 6' (1.82) max

Bathroom

7'1" x 7' (2.16m x 2.13m)
Fitted with a four piece suit of bath, shower, wash hand basin with storage below and W.C. Heated towel rail. Underfloor heating.

Bedroom 3

11'9" x 10'4" (3.58m x 3.15m)
Aspect over the garden.

Bedroom 2

12'8" x 10'3" (3.86m x 3.12m)
Aspect over the front.

SECOND FLOOR

Landing

2'9" x 2'6" (0.84m x 0.76m)
Bedroom 1
11'5" x 10'11" (3.48m x 3.33m)
Bespoke built-in wardrobes.

Ensuite Shower Room

7'1" x 6' (2.16m x 1.83m)
Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Heated towel rail. Underfloor heating.

OUTSIDE

Front

Gate leading from the road onto a gravelled fore garden.

Rear

Patio area and artificial lawn. Side access to the front of the property. Parking at the rear for two cars.

Garage

19'11" x 15'5" (6.07m x 4.7m)
Above the garage is an...

Office

14'3" x 12'2" (4.34m x 3.7m)
Two Velux windows to either side. Storage cupboard.

Appliances

Hotpoint washing machine, Hotpoint free standing tumble dryer, AEG oven, SEG combination microwave/oven, AEG induction hob, AEG extractor fan, integrated Neff fridge/freezer, integrated AEG dishwasher.

TRP: 196

Viewing: BY APPOINTMENT

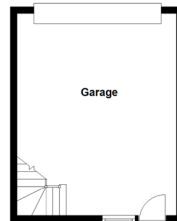
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Underfloor heating in the kitchen/diner, lounge and bathrooms.

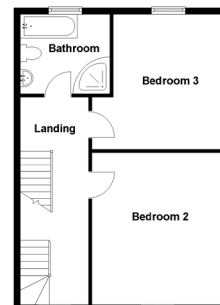
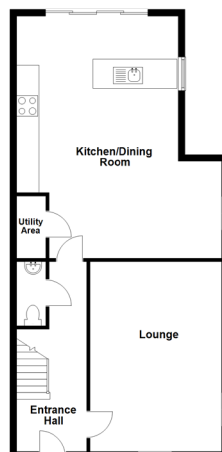
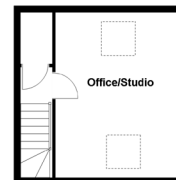
Construction: Cavity construction. uPVC double glazed windows. uPVC fascias and soffits.

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

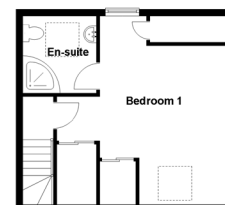
Ground Floor



First Floor



Second Floor



swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.