



Seaways

Les Bas Courtils Road, St. Sampson, GY2 4BP

 x3  x2 **PERRYS 22C5 TRP 133**

- Beautifully presented semi-detached house
- Completely renovated
- Lovely open-plan kitchen/diner
- Three double bedrooms
- Two shower/ bathrooms
- Parking for three
- Enclosed garden to rear
- Serviced block-built outbuilding
- Available immediately with no onward chain

£725,000

LOCAL MARKET

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



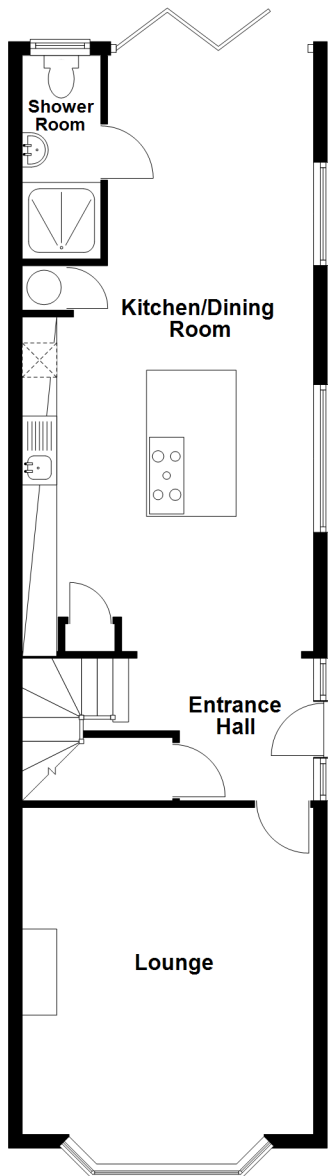
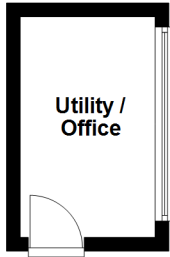




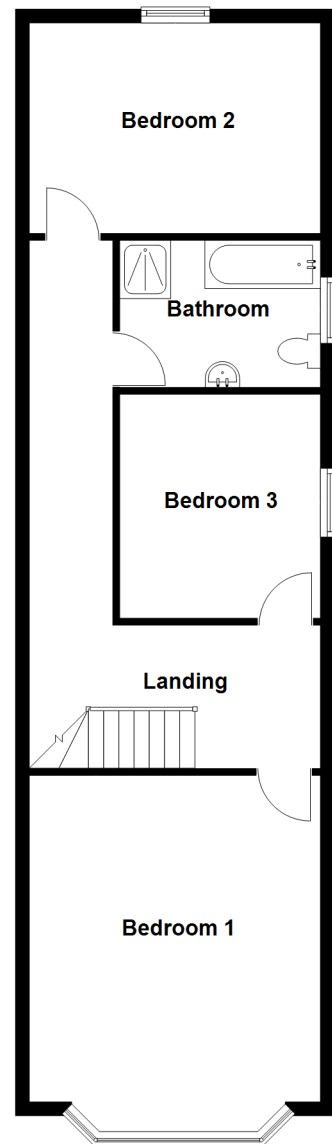




Ground Floor



First Floor



About Seaways

Seaways is a beautifully presented semi-detached house located equidistance between St. Peter Port and The Bridge. Completely renovated by its current owner, the versatile accommodation comprises a lovely open-plan kitchen/diner, shower room and separate sitting room on the ground floor, whilst upstairs are three double bedrooms serviced by a well-appointed family bathroom. To the front is parking for three vehicles leading to side access to the rear – a fully-enclosed area laid to lawn home to a fully serviced, block-built outbuilding that could be used as either a utility room or home office. Offering all that a family could need – convenience, space and versatility – Seaways is a fabulous home available immediately with no onward chain.

ACCOMMODATION COMPRISING

Hallway

12'10" x 6'3" (3.9m x 1.9m)

Entered via a partially frosted side door flanked on both sides by frosted glass. Grey laminate flooring. Large understairs cupboard. 1.5m opening into...

Kitchen / Diner

25'7" x 11'6" (7.8m x 3.5m)

Fitted with a range of cream wall and base units with a stone effect laminate work surface over incorporating 1 ½ black matt sink. Island with a solid wood work surface over with space for 2-3 bar stools. Cupboards housing the electric pressurised water cylinder. Space for fridge/freezer and plumbing in place for a dishwasher. To the rear of the dining space is a run of fully glazed bi-folding doors leading out onto the enclosed garden. Grey laminate flooring.

Shower Room

9'2" x 3'3" (2.8m x 1m)

Three piece suite of shower, wash hand basin with storage below and W.C. Grey laminate flooring. Fully tiled. Frosted window to rear.

Living Room

14'5" x 11'10" (4.4m x 3.6m)

Large bay window to front. Carpeted.

FIRST FLOOR

Landing

21'8" x 11'10" x 6'7" (6.6m x 3.6m x 2m)

Window to side. Access to an extensive fully floored loft. Carpeted.

Bedroom 1

14'5" x 11'10" (4.4m x 3.6m)

Bay window to front. Carpeted.

Bedroom 2

10'10" x 8'6" (3.3m x 2.6m)

Window to side. Carpeted.

Family Bathroom

9'2" x 6'7" (2.8m x 2m)

Four piece suite of bath with shower over, shower, wash hand basin with storage below and W.C. Partially tiled. Frosted window to the side.

Bedroom 3

11'10" x 8'2" (3.6m x 2.5m)

Window to rear. Carpeted.

OUTSIDE

Front

The property is approached over a gravelled driveway with parking for up to three vehicles. Fantastic views over Belle Greve Bay and the neighbouring islands.

Rear

The garden is split into two distinct areas; a continuation of the gravel front, leading down the side, leading to a lawned area with Titled Right-Of-Way from Sycamore Grove where there is vehicular access (additional parking could be created). The rear is bounded by a wooden fence, plaster wall and exposed granite wall.

Utility / Office Room

11'2" x 5'11" (3.4m x 1.8m)

Windows to side. Power and water supply. Grey laminate flooring.

Appliances

Covercook hob, integrated wine fridge, AEG extractor fan, AEG oven, AEG combi microwave.

TRP: 133

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating (Eco rads).

Construction: Block built with thermoboarding on all internal walls. uPVC double glazed windows. uPVC fascias and soffits.

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

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