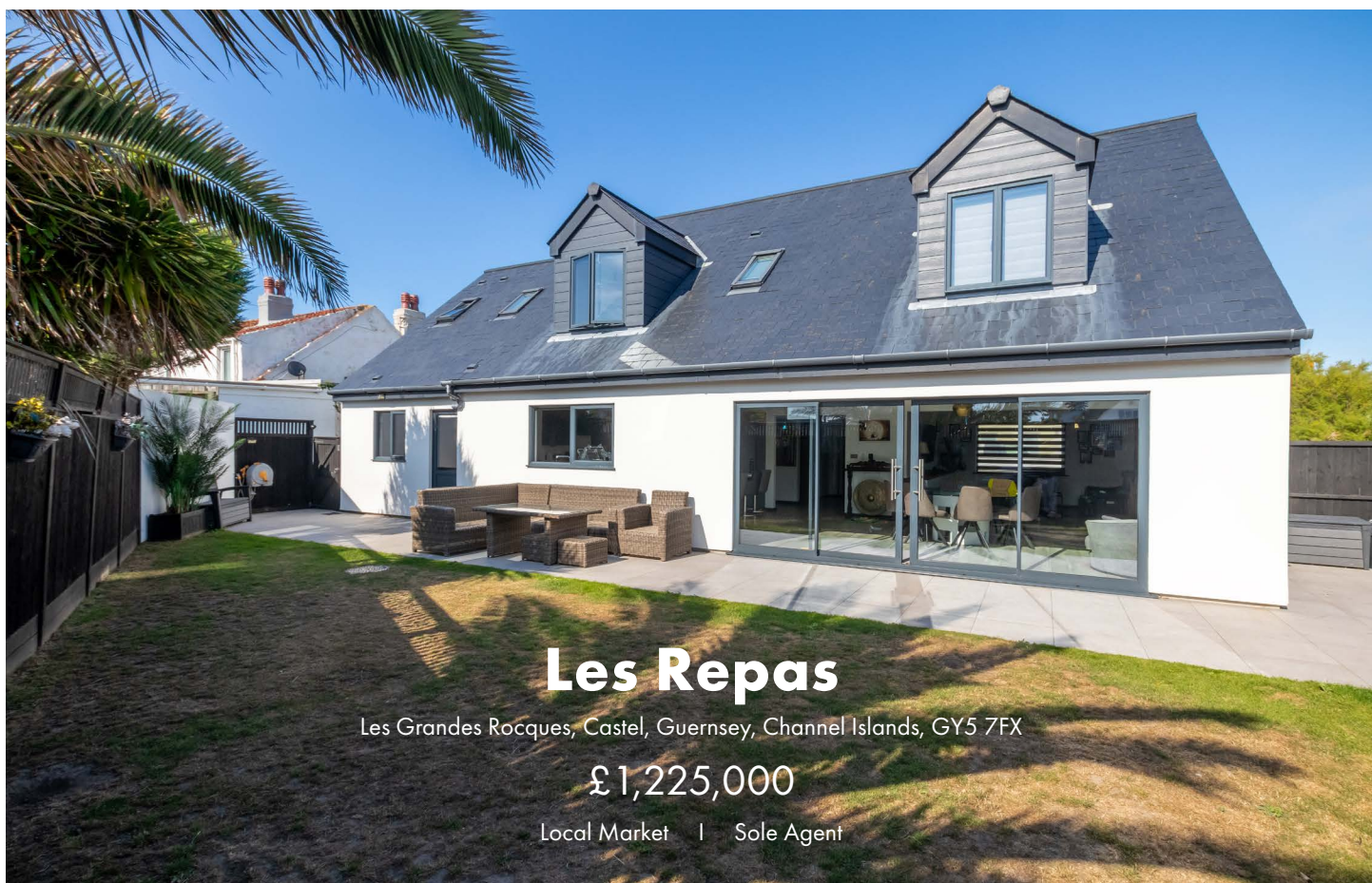




Les Repas

Les Grandes Rocques, Castel, Guernsey, Channel Islands, GY5 7FX

£1,225,000

Local Market | Sole Agent

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



Superb modern detached home

Built just three years ago

Within easy walking distance of west coast beaches

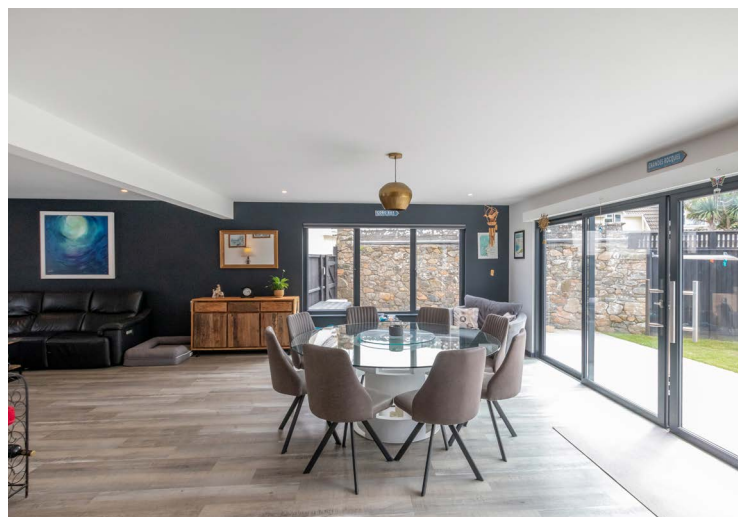
Offers up to four double bedrooms and three bath / shower rooms

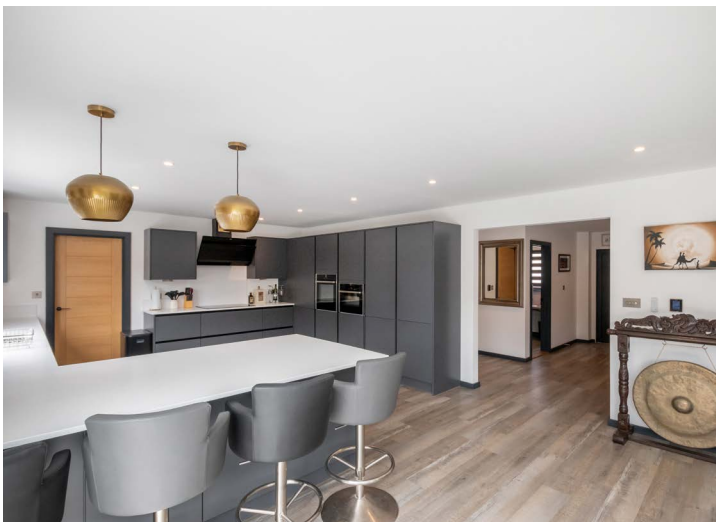
Large open plan living / kitchen / dining area

Plenty of parking via "in and out" driveway

Enclosed garden to rear

Excellent low maintenance home in popular location



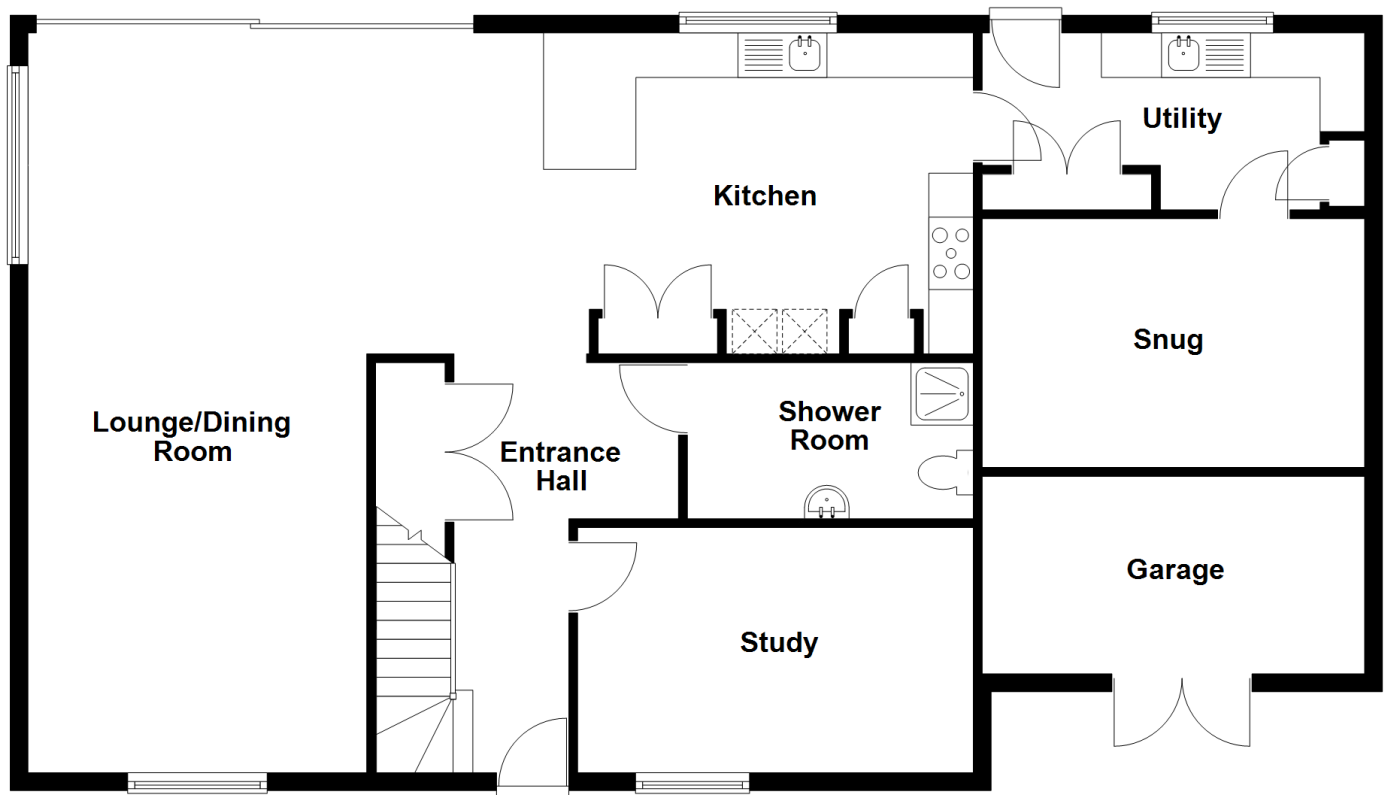




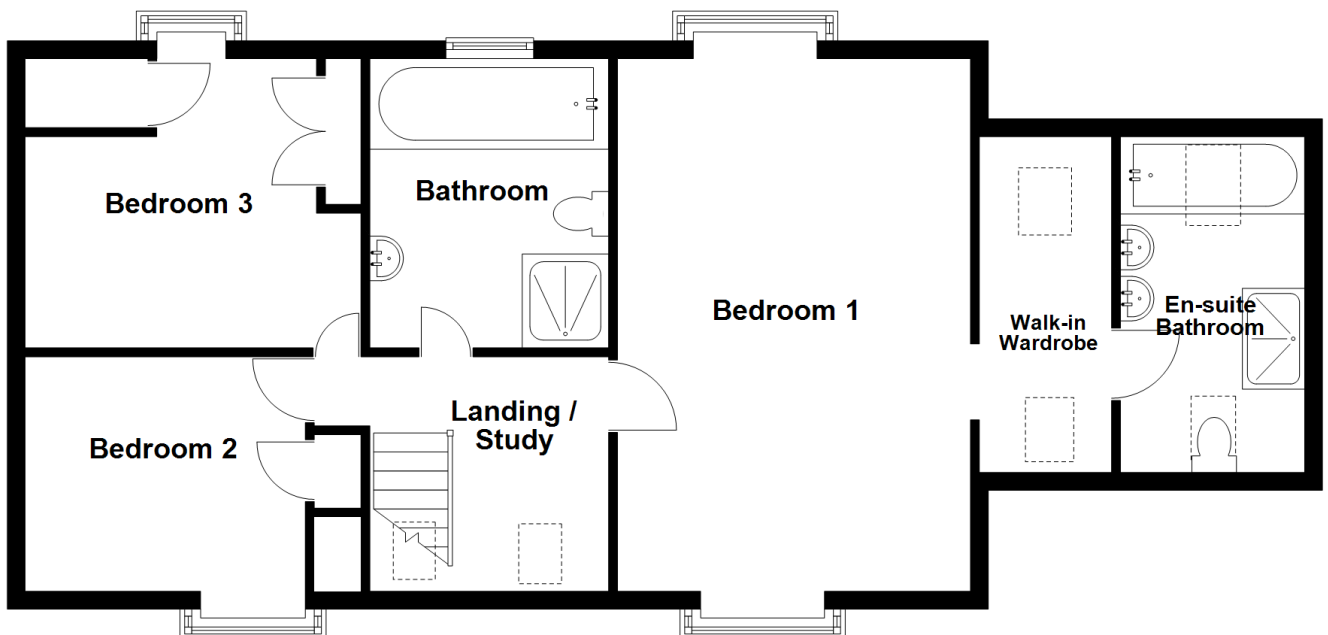




Ground Floor



First Floor



About Les Repas

This superb, modern home was built just three years ago and offers an excellent balance between bedroom and reception spaces. Located within a very short walk of the west coast beaches, the property provides four double bedrooms served by three bath / shower rooms, whilst the reception rooms comprise a large open plan living / kitchen / dining area and a separate snug. Externally there is plenty of parking on the "in and out" driveway to front and an enclosed garden to rear. All in all, an excellent low maintenance home in an increasingly popular area.

ACCOMMODATION COMPRISING

Entrance Hall

15'3" (4.66) x 9'4" (2.85) max & 5'7" (1.69) min
Solid door to front. Staircase to First Floor with
understairs storage cupboard below. Karndeian wood
effect flooring.

Bedroom 4

12'3" x 9'2" (3.73m x 2.8m)
Window to front. Currently used as a home office, with
a run of fitted desks and wall mounted storage over.
Karndeian wood effect flooring.

Shower Room

8'6" x 6' (2.6m x 1.83m)
Stylish suite of walk-in shower area, wall mounted wash
hand basin set in vanity unit with storage below and
concealed low flush wc. Tiled walls. Karndeian wood
effect flooring.

Kitchen / Dining Room

35'9" x 15'2" (10.9m x 4.62m)
A superb room, laid to Karndeian wood effect flooring
and with windows to side and rear providing an
attractive aspect over the garden and a pair of uPVC
sliding patio doors, with fixed side screens, giving
access to the same. The Kitchen area is fitted with a
range of dark grey base and wall units with Corian work
surfaces over incorporating 1 1/2 bowl Franke stainless
steel sink and Quooker hot tap. Alongside of the
Kitchen is a breakfast bar area providing space for four
people, with further large dining area alongside. The
dining area opens into...

Sitting Room

16'1" x 13'7" (4.9m x 4.14m)
Laid to Karndeian wood flooring. Window to front. Run
of wall mounted floating storage units with wood block
work surfaces over.

Utility Room

12'1" (3.69) max & 4'6" (1.37) min & 7'6" (2.28) max
& 4'10" (1.48) min L-shaped
Dove grey base units with matching work surface over
incorporating single bowl, single drainer stainless steel
sink. Karndeian wood effect flooring. Window to rear
with uPVC half glazed door giving access to same.
Double door airing cupboard and further single storage
cupboard.

Snug

12'5" x 12' (3.78m x 3.66m)
Karndeian wood effect flooring.

FIRST FLOOR

Landing

11'3" x 10'6" (3.43m x 3.2m)
Two velux windows to front. Space for desk.

Bedroom 3

13'1" x 11'8" (4m x 3.56m)
Window to front. Access to undereaves storage.
Recessed fitted wardrobe.

Bedroom 2

13'7" x 13' (4.14m x 3.96m)
Window to rear. Access to undereaves storage.
Recessed fitted wardrobe.

Bathroom

10'5" x 7'1" (3.18m x 2.16m)
Stylish four piece suite of walk-in shower area, twin
ended bath, wall mounted wash hand basin set in vanity
unit with storage below and concealed low flush wc.
Tiled walls. Karndeian wood effect flooring.

Bedroom 1

26'4" x 12'1" (8.03m x 3.68m)
Windows to front and rear.

Dressing Area

15'3" x 5'7" (4.65m x 1.7m)
Velux windows to front and rear.

Ensuite Bathroom

15'1" x 6'4" (4.6m x 1.93m)
Stylish five piece suite of walk-in shower area, twin
ended bath, twin wash hand basins set in vanity unit with
storage below and concealed low flush wc. Fully tiled
walls. Karndeian wood effect flooring. Velux windows
to front and rear.

OUTSIDE

Front

The property enjoys an in-and-out gavelled driveway
providing substantial parking for a significant number of
cars both in front of, and to one side of, Les Repas. To
one side is a...

Workshop / Bike Store

12' x 4'11" (3.66m x 1.5m)
Pair of Powder coated aluminium doors to front.

Sides

Paths lead down both sides of the property onto the...

Rear

Where there is a large paved patio area extending
across the immediate rear of the property and beyond
which is a small lawned garden incorporating a
secondary paved barbecue area. The gardens are
bounded by a combination of rendered walls, granite
wall and 7' wooden fence panels.

Appliances

A range of Neff appliances include, single oven,
combination oven/microwave, two integrated fridge/
freezers, dishwasher, induction hob, and extractor fan.
Samsung washing machine, Hisense tumble dryer.

TRP: 231

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.
Electric underfloor heating to ground floor and first floor
ensuite bathroom and dressing area. Electric radiators
to first floor bedrooms.

Construction: Timber frame, built in 2022. Powder
coated aluminium door and windows. uPVC double
glazed velux'. uPVC fascias and soffits.

Price includes: Carpets, blinds, light fittings and
appliances as listed. EV charger.

Price excludes: Tesla charger.

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