



Winston

Le Douit Boudin, Castel, GY5 7UN

 x4  x2 **PERRYS 15 F1 TRP 198**

- Super four bedroom detached bungalow
- Offering over 2,000sq ft of accommodation
- Quiet Envidable location within easy reach of west coast and Sausmarez Park
- Fantastic reception space
- Master bedroom with ensuite dressing room and bathroom
- Extensive parking to the front and side
- Large lawned gardens to the rear, enjoying excellent privacy

£1,050,000

LOCAL MARKET

swoffers



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



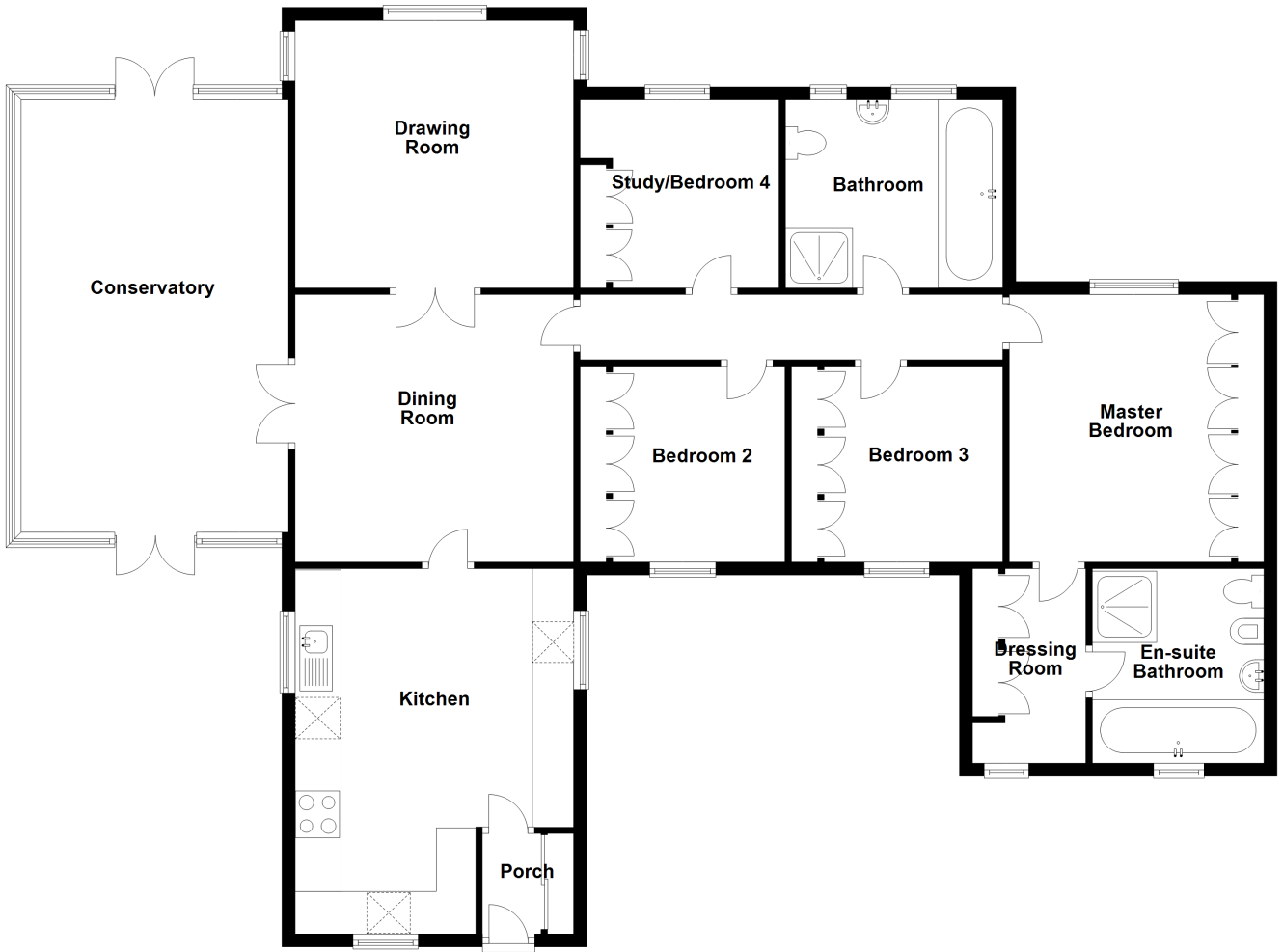








Ground Floor



*** Approximate guide to boundaries**

About Winston

A super four bedroom detached bungalow in an enviable location within easy reach of the west coast and Sausmarez Park. Situated in a quiet lane 'Winston' offers an excellent balance of accommodation with superb reception space at the heart of which is a lounge with working fire, formal dining room and large versatile sunroom. The four double bedrooms include a master bedroom with ensuite dressing room and bathroom and the three further bedrooms are serviced by a four piece bathroom. There is an extensive amount of parking to the front and side of the property whilst the gardens extend to the rear, enjoying large lawned area with a high degree of privacy all around. The property offers excellent potential in a highly desirable location and early viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Porch

4'6" x 2'10" (1.37m x 0.86m)

Entrance Hall

3'1" x 21'3" (0.94m x 6.48m)

Kitchen

14'9" (4.486) max x 13'6" (4.112) max

Fitted with a range of medium wood wall and base units with laminate work surfaces over incorporating 1½ bowl sink and drainer.

Dining Room

13'7" x 12'10" (4.14m x 3.9m)

Conservatory

24'1" x 12'3" (7.34m x 3.73m)

Sitting Room

16'4" x 12'8" (4.98m x 3.86m)

Multi-fuel stove.

Inner Hallway

21'3" x 2'11" (6.48m x 0.9m)

Study / Bedroom 4

9'8" x 9'5" (2.95m x 2.87m)

Bedroom 2

10' x 8'4" (3.05m x 2.54m)

Bedroom 3

10'2" x 8'3" (3.1m x 2.51m)

Bathroom

10'2" x 6' (3.1m x 1.83m)

Bedroom 1

13'8" x 11'7" (4.17m x 3.53m)

Dressing Room

10'1" x 5'11" (3.07m x 1.8m)

Ensuite Bathroom

10' x 7'5" (3.05m x 2.26m)

OUTSIDE

Front

The property is approached via a private road, opening onto a large gravelled driveway providing substantial parking to the front and side of the house. with ample parking for several vehicles. Alongside of this is a large, enclosed foregarden, mainly laid to lawn, with wood shed. Steps lead through the garden to the side and continue on to the rear garden.

Side

A continuation of the lawned gardens, leading onto the...

Rear

Where there are extensive lawned gardens, bounded by mature trees and as a consequence enjoying an excellent degree of privacy.

Appliances

Hotpoint electric oven and grill, AEG hob, AEG extractor fan, integrated fridge, integrated freezer, Bosch dishwasher, Hotpoint washer/dryer.

TRP: 198

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Electric heating.

Construction: Single block thermoboarded. uPVC double glazed windows.

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

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