



Rouge Bois

South Quay, St. Sampson's, GY2 4QG

 x3  x2 **PERRYS 11F3 TRP 159**

- Detached family home
- Built seven years ago
- Three bedrooms and two shower rooms
- Large lounge and equally spacious kitchen
- Separate dining room
- Parking for two cars
- Small paved garden to one side
- Tucked away from the main road and yet in heart of Bridge shopping area

£729,000

LOCAL MARKET

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





About Rouge Bois

This smart detached home was built just seven years ago and is truly tucked away, yet located in the heart of the Bridge shopping centre. Larger than you might expect, the property provides three bedrooms served by two shower rooms, whilst the reception areas include a spacious lounge and equally generous kitchen / breakfast room, along with a separate dining room. Externally there is parking for two cars and a small paved garden to one side of the house. An excellent low maintenance home in a very convenient location.

ACCOMMODATION COMPRISING

Entrance Hall

17'9" (5.4) max & 3'8" (1.12) min x 9'8" (2.95) max & 5'1" (1.55) min T-shaped uPVC half glazed door to front. Staircase to First Floor with understairs storage area below. Airing cupboard incorporating immersion heater.

Separate WC

4'10" x 4'5" (1.47m x 1.35m)
Two piece white suite of pedestal wash hand basin and low flush wc.

Lounge

20'11" x 13'2" (6.38m x 4.01m)
A lovely large room enjoying window to front and two windows to side.

Bedroom 3

13'7" x 8' (4.14m x 2.44m)
Window to rear.

Dining Room

13' x 7' (3.96m x 2.13m)
Window to front.

Kitchen / Breakfast Room

19'4" x 10'7" (5.9m x 3.23m)
A lovely large room enjoying a comprehensive run of white base and wall units with black slate effect work surfaces over incorporating 1½ bowl, single drainer stainless steel sink. Space for small table and chairs. Windows to front and side. Pair of glazed double doors giving an outlook over, and access onto, a paved area to side.

FIRST FLOOR

Landing

7'9" x 3'11" (2.36m x 1.2m)
Velux window to rear. Access to roof space via a pull-down loft ladder.

Bedroom 2

19'2" max x 13'1" (5.84m max x 4m)
Window to rear and dormer window to front.

Shower Room

8'9" x 6'5" (2.67m x 1.96m)
Three piece white suite of corner shower cubicle, wall mounted wash hand basin set in vanity units with storage cupboards below and low flush wc. Velux window to front.

Bedroom 1

19'2" max x 11'9" (5.84m max x 3.58m)
Velux window to rear and dormer window to front. Three door run of wardrobes.

Dressing Room

10'6" x 6'3" (3.2m x 1.9m)
Velux window to rear. Fitted open shelving and hanging rails.

Ensuite Shower Room

10'3" x 7'8" (3.12m x 2.34m)
Three piece white suite of corner shower cubicle, wall mounted wash hand basin set in vanity units with storage cupboards below and low flush wc. Velux window to front.

OUTSIDE

Front

The property is approached over a private road which in turn leads onto a gravelled parking area providing space for two cars to one side of the property. From the parking area a wooden gate gives access onto the...

Side

Where there is a good size tegular brick paved patio area underneath an open pergola.

Front

The tegular brick paved pathway continues across the front of the property with a small expanse of lawn to one side and leads onto the...

Far Side

Where there is a further gravelled and part tarmac area incorporating a timber built garden shed.

Appliances

Electrolux stainless steel double oven, Ciarra induction hob, stainless steel extractor fan, Indesit dishwasher, Hotpoint washing machine, Hotpoint tumble dryer, freestanding Esatto fridge/freezer.

TRP: 159

Viewing: BY APPOINTMENT

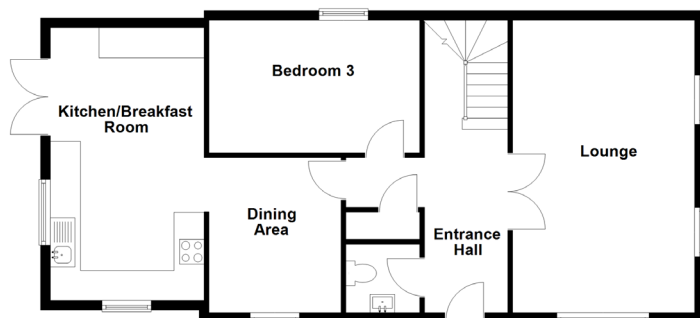
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating. Automated sprinkler system.

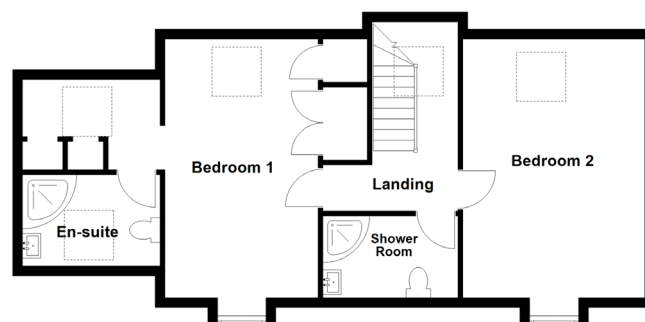
Construction: Modern cavity via block skin and timber frame construction. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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