

Photos are examples and not necessarily of the exact property

**SOLE  
AGENT**



## No. 9 Allanson Court

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

 x4  x3 **PERRYS 10D5 TRP TBC**

- Superb brand new contemporary home
- Three bedrooms
- Low maintenance garden
- Superb open plan kitchen/dining/living room
- Low maintenance enclosed garden
- Parking for two cars

**£885,000**

**LOCAL MARKET**

**swoffers**



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





## About No.9 Allanson Court

"9 Allanson Court" is a brand new contemporary three-bedroom home arranged over three floors, offering exceptional flexibility and modern living throughout. On the ground floor, the property features a spacious en suite bedroom, ideal for guests or multi generational living, along with a large and practical utility room providing excellent storage and functionality. The first floor forms the heart of the home, with an impressive and very spacious open-plan kitchen, dining and living area. This stylish space opens directly onto a low-maintenance rear garden. Completing the accommodation on the top floor are two generous double bedrooms, one of which benefits from a private terrace enjoying attractive views towards the east coast. A modern family bathroom serves this level. To the front there is parking for two cars.

### ACCOMMODATION COMPRISING

#### Entrance Hall

21'11" x 6'10" (6.68m x 2.08m)

#### Bedroom 2

15'4" x 13'5" (4.67m x 4.1m)

#### Ensuite Shower Room

9'4" x 3'10" (2.84m x 1.17m)

#### Walk-in Wardrobe

3'11" x 2'11" (1.2m x 0.9m)

#### WC

6'2" x 2'8" (1.88m x 0.81m)

#### Utility Room

13'5" x 8'8" (4.1m x 2.64m)

Fitted with white wall and base units with wood laminate work surfaces above incorporating a single bowl sink.

#### Boiler Room

6'10" x 4'8" (2.08m x 1.42m)

#### Stairs to First Floor Landing

19' x 6'10" (5.8m x 2.08m)

#### Study

8' x 6'10" (2.44m x 2.08m)

#### Kitchen / Dining / Living Room

28'8" x 13'4" (8.74m x 4.06m)

Fitted with a range of white wall and base units with wood laminate work surfaces above incorporating a single bowl sink.

#### Stairs to the Second Floor Landing

8'6" x 3'6" (2.6m x 1.07m)

#### Bathroom

8'6" x 5'10" (2.6m x 1.78m)

#### Bedroom 3

12'3" 11'8" (3.73m 3.56m)

#### Bedroom 1

16'10" x 10'4" (5.13m x 3.15m)

Sliding doors to terrace offering views across towards St. Peter Port.

#### OUTSIDE

##### Front

The property sits on a private clos road and extends onto a brick paved driveway where there is parking for two cars.

##### Rear

A lawned garden bounded by a granite paved terrace.

#### Appliances

Siemens induction hob, Siemens extractor fan, Siemens dishwasher, Siemens electric oven and grill, Siemens fridge freezer.

#### TRP: TBC

#### Viewing: BY APPOINTMENT

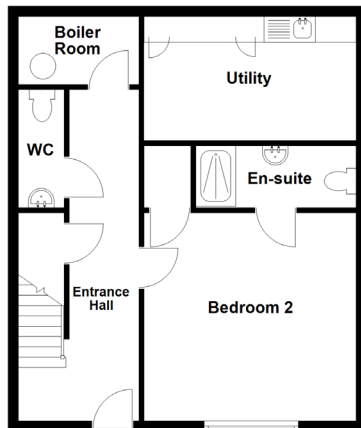
#### Possession: BY ARRANGEMENT

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

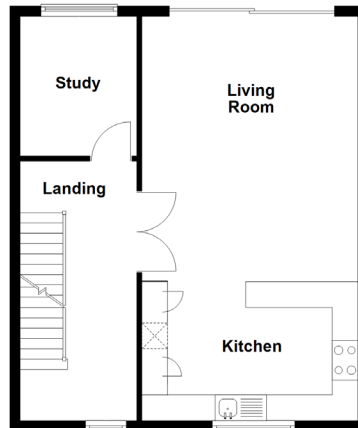
Construction: Cavity construction.

Price includes: As seen.

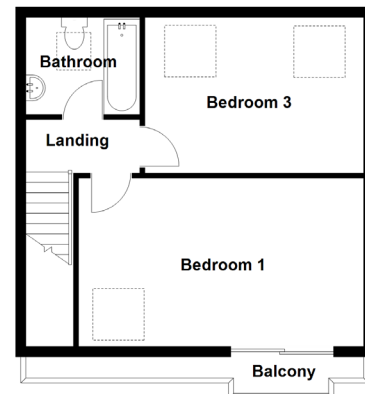
Ground Floor



First Floor



Second Floor



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