



6, St Martins Court

Rue Maze, St. Martin, Guernsey, GY4 6LL

£1,095,000

Open Market

**swoffers**



**sales@swoffers.co.uk | 01481 711766**

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



Stylish and spacious maisonette in a private gated development  
Desirable St Martin's location  
Four bedrooms and four bathrooms  
Contemporary kitchen  
Excellent living space  
Private patio and garden  
Large garage and separate utility room  
Plenty of storage





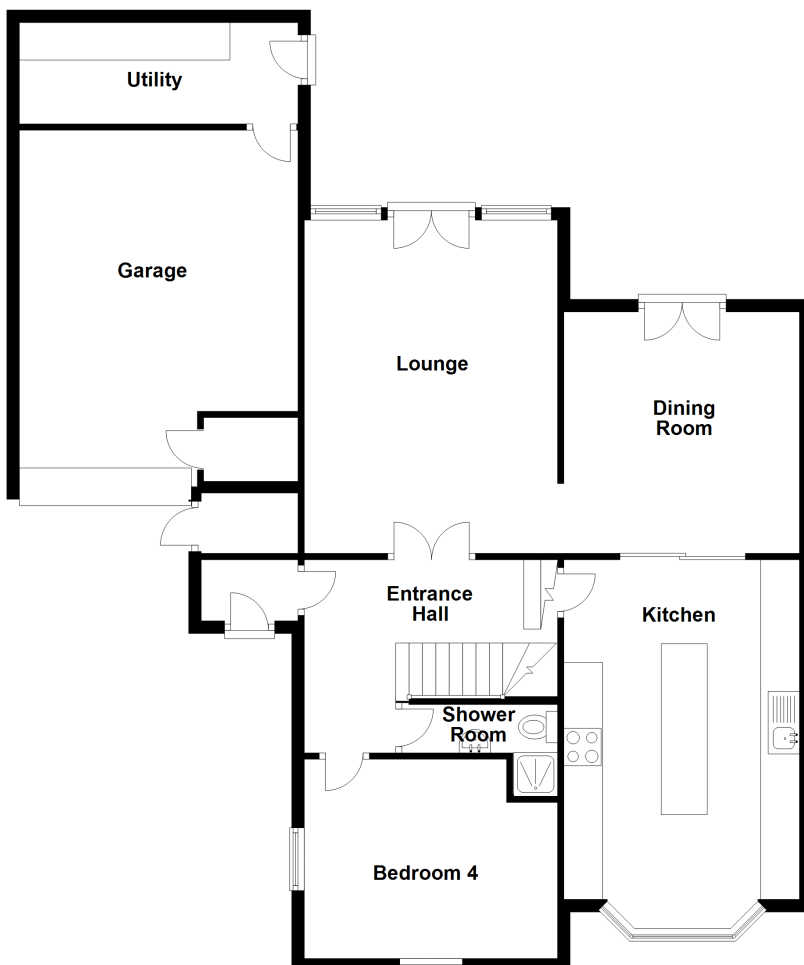




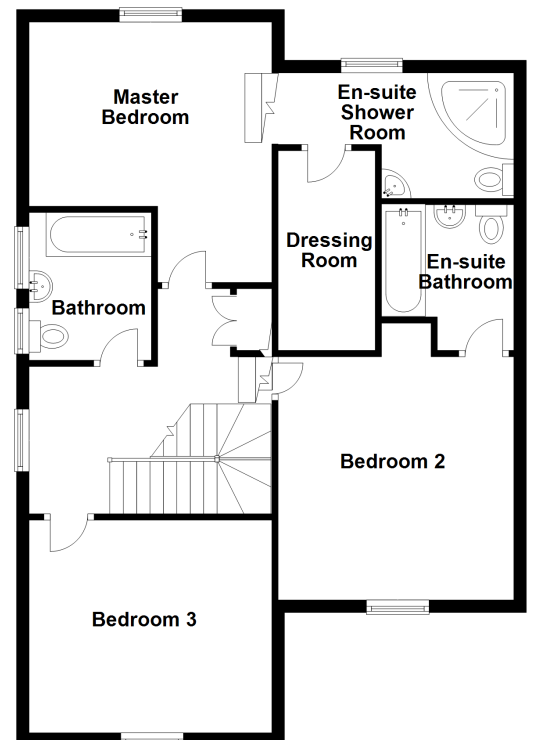




**Ground Floor**



**First Floor**



## About 6, St Martins Court

6, St Martins Court is an immaculate four bedroom maisonette set out over two floors, giving it the feel of a self-contained house set in a desirable position within easy walking distance of the amenities of St. Martin's. The spacious living area comprises of a living room which opens out into the garden area, and a well-appointed kitchen and dining room. There is one double bedroom downstairs and a further three upstairs. The superb main bedroom suite includes and en-suite shower room and dressing room. In addition, this property offers a large garage with storage above and a separate utility room. Completing the package, there is a lovely south facing private garden and patio area.

### ACCOMMODATION COMPRISING

#### Entrance Porch

5'1" x 3'2" (1.55m x 0.97m)

#### Entrance Hall

13'3" x 10'1" (4.04m x 3.07m)

#### Shower Room

8'2" x 2'7" (2.5m x 0.79m)

#### Bedroom 4

13'2" x 10'5" (4.01m x 3.18m)

#### Lounge

17'5" x 12'8" (5.3m x 3.86m)

#### Dining Room

12'8" x 12' (3.86m x 3.66m)

#### Kitchen

17'9" x 13'1" (5.4m x 4m)

### FIRST FLOOR

#### Landing

13'11" (4.23) max x 12'9" (3.89) max

#### Bedroom 3

12'8" x 11'1" (3.86m x 3.38m)

#### Family Bathroom

7'9" x 6'6" (2.36m x 1.98m)

#### Bedroom 1

13'7" x 12'8" (4.14m x 3.86m)

#### Ensuite Shower Room

12'6" x 6'7" (3.8m x 2m)

#### Dressing Room

10'5" x 5'1" (3.18m x 1.55m)

#### Bedroom 2

12'9" x 12'1" (3.89m x 3.68m)

#### Ensuite Bathroom

8'6" x 7'1" (2.6m x 2.16m)

#### Appliances

AEG appliances include floor to ceiling fridge, floor to ceiling freezer, dishwasher, electric oven, combination oven, induction hob and extractor fan.

### OUTSIDE

#### Front

The property is approached from the road via secure electric gates. There is a designated parking area for number 6 offering up to two spaces right outside the property which leads to the generous single garage.

#### Garage

18'8" x 14'7" (5.7m x 4.45m)

#### Utility Room

14'10" x 5'4" (4.52m x 1.63m)

#### Rear

The garden is fully enclosed and south facing. Mainly laid to lawn with a patio area best placed to enjoy sun throughout the day. The garden can also be accessed from the Lounge. The garden is planted with a selection of mature trees and shrubs.

**Viewing:** By appointment

**Possession:** By arrangement

**Services:** Mains electricity, water and drainage. Full electric heating.

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

# swoffers



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk) | 01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.