

**SOLE
AGENT**



4, Brooklands

Baubigny Road, St. Sampson, Guernsey, GY2 4YQ

 x3  x2 **PERRYS 9H3 TRP 136**

- Modern family home built approximately seven years ago
- Spacious and light-filled open-plan reception area
- Parking for up to three vehicles
- Three double bedrooms
- Stylish, low-maintenance accommodation
- Enclosed and private rear garden

£760,000

LOCAL MARKET

swoffers



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





About 4, Brooklands

A beautifully presented three-bedroom family home, ideally situated in the north of the island close to local shops, amenities and nearby beaches. 'No. 4 Clos de Baubigny' offers stylish, low-maintenance living with well-designed accommodation throughout.

At the heart of the home is an impressive open-plan kitchen, dining and living space, creating a bright and sociable environment with direct access onto the patio and generously sized enclosed garden. The first floor comprises three bedrooms, including a spacious principal bedroom with en-suite shower room, together with two further bedrooms served by a modern family shower room.

Externally, the property benefits from a beautifully proportioned garden, ideal for both entertaining and family use, along with ample parking.

ACCOMMODATION COMPRISING

Entrance Hall

14'1" x 4'7" (4.3m x 1.4m)
Understairs storage.

Separate WC

5'7" x 3'3" (1.7m x 1m)
Fitted with a wash hand basin and W.C.

Kitchen / Diner / Lounge

18'1" (5.5) (max) x 10'2" (3.1) (min) x 29'6" (9) (max) x 16'5" (5) (min)
Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer.
Large window providing aspect to the front of the property. Double doors providing access to the rear of the property.

FIRST FLOOR

Landing

11'10" x 4'7" (3.6m x 1.4m)
Fitted storage.

Bedroom 1

14'1" x 12'2" (4.3m x 3.7m)
Two windows providing aspect to the front of the property.

Ensuite Bathroom

8'6" x 4'7" (2.6m x 1.4m)
Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Tiled flooring.

Bedroom 2

11'10" x 8'2" (3.6m x 2.5m)
Window providing aspect to the rear garden.

Bedroom 3

12'2" x 9'6" (3.7m x 2.9m)
Window providing aspect to the rear garden.

Bathroom

6'1" x 5'10" (1.85m x 1.78m)
Fitted with a three piece suite of shower, wash hand basin and W.C.

OUTSIDE

Rear

Low maintenance private garden. Laid to lawn and patio with a large timber storage shed. Parking provided for three cars.

Appliances

NEFF double oven, Hotpoint fridge/freezer, NEFF hob, NEFF extractor fan, Hotpoint washer/dryer and NEFF dishwasher.

TRP: 136

Viewing: BY APPOINTMENT

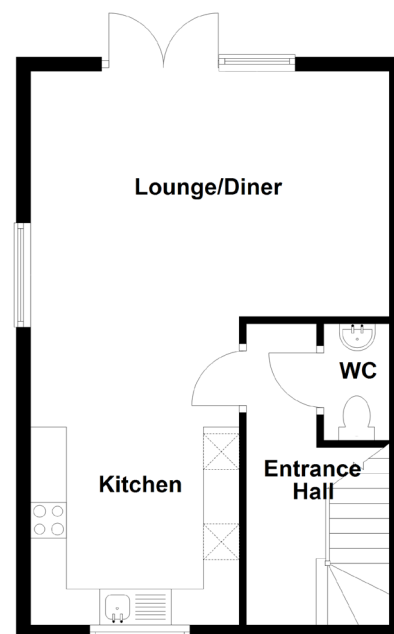
Possession: BY ARRANGEMENT

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

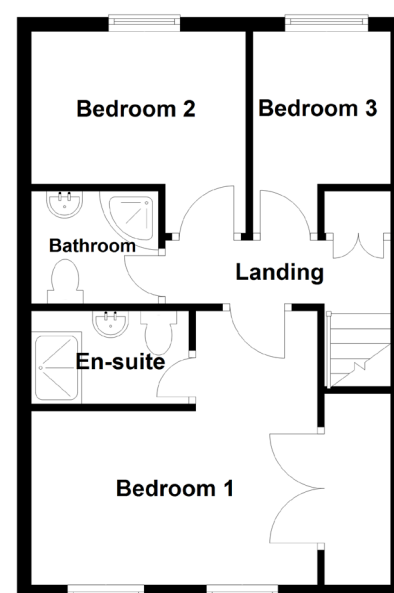
Construction: Cavity construction. uPVC double glazed windows

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

Ground Floor



First Floor



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