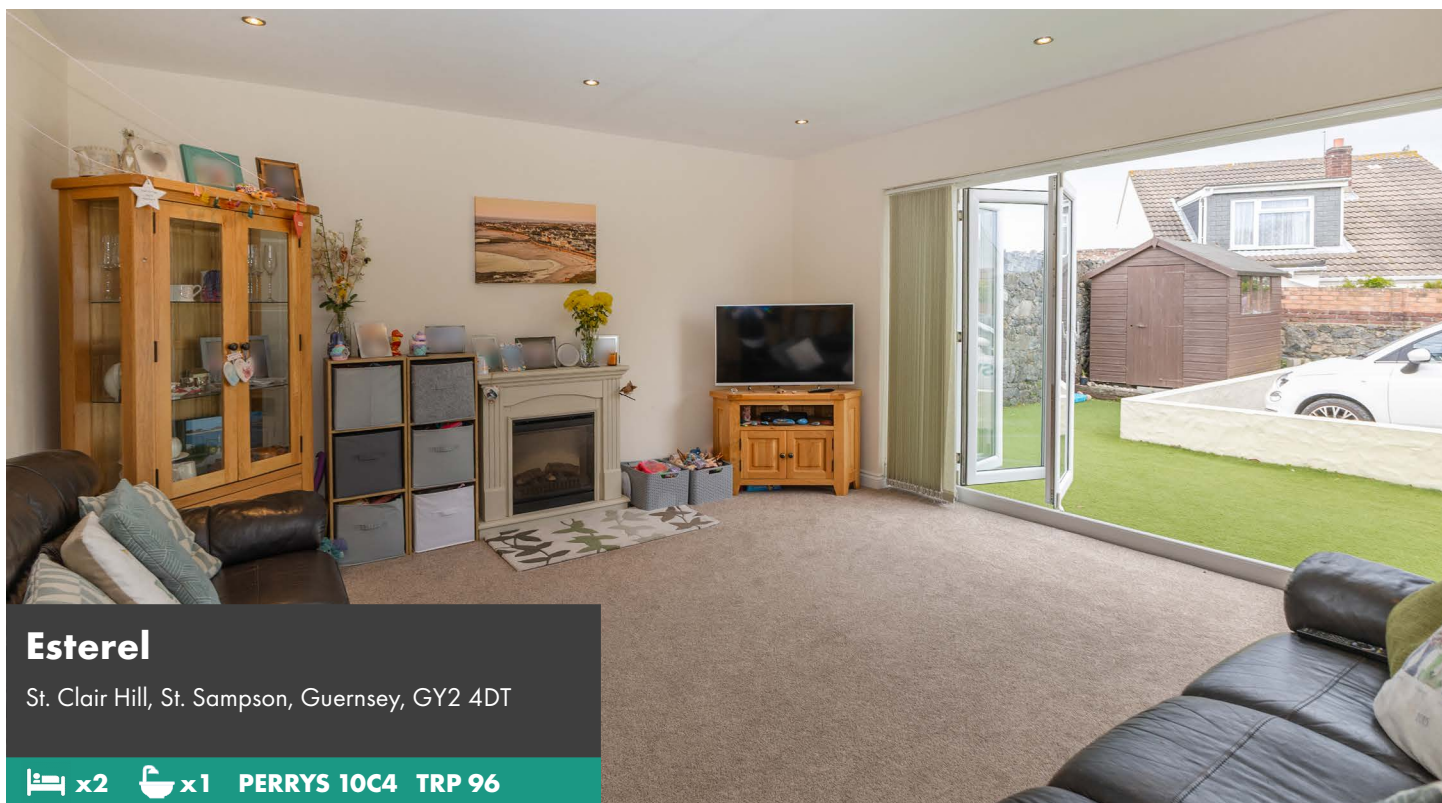


**SOLE
AGENT**



Esterel

St. Clair Hill, St. Sampson, Guernsey, GY2 4DT

 x2  x1 **PERRYS 10C4 TRP 96**

- Detached modern home
- Off street parking for three cars
- Built just over 10 years ago
- Two double bedrooms
- Open plan living
- Additional useful study

£610,000

LOCAL MARKET

swoffers



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01481 711766

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





About Esterel

Esterel is an attractive, detached family home situated in a convenient location within walking distance of local amenities and just a short drive from St. Peter Port. This charming home offers an open plan living space with bi-folding doors leading onto the garden, a cloakroom and a useful study or nursery. Upstairs there are two double bedrooms and the family bathroom. Outside the garden is low maintenance and mainly laid with astro turf and leads onto a paved parking area which can easily accommodate three cars. This spacious and modern home was only built just over 10 years ago and would make a great first time buy, family home or a downsize. Internal viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

11'10" x 6'3" (3.6m x 1.9m)
Stairs rising to first floor landing.

Separate WC

4'11" x 3'3" (1.5m x 1m)
WC and wash hand basin.

Kitchen/Dining/ Living Room

23'7" x 20'8" (7.2m x 6.3m)
Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer. Breakfast bar area. Doors providing access to the garden. Laminate flooring. Lounge area with bi-fold doors providing access to the garden.

Study/Nursery

8'2" x 7'10" (2.5m x 2.4m)
Cupboard housing the hot water tank.

FIRST FLOOR

Landing

13'1" x 3'1" (4m x 0.94m)
Velux window.

Bedroom 1

13'9" x 11'2" (4.2m x 3.4m)
Windows to the front and rear. Fitted with range of bedroom furniture with plenty of additional eaves storage.

Bedroom 2

14'9" x 9'2" (4.5m x 2.8m)
Windows to front and rear. Fitted with eaves storage.

Family Bathroom

7'3" x 5'7" (2.2m x 1.7m)
Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and WC. Storage as fitted. Fully tiled walls and floor.

OUTSIDE

Front

Fore garden which is gravelled with a shrub border.

Rear

Easy low maintenance sunny garden which is laid to Astro-Turf with raised beds to the side and a timber shed. There is parking for three cars.

Appliances

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

TRP: 96

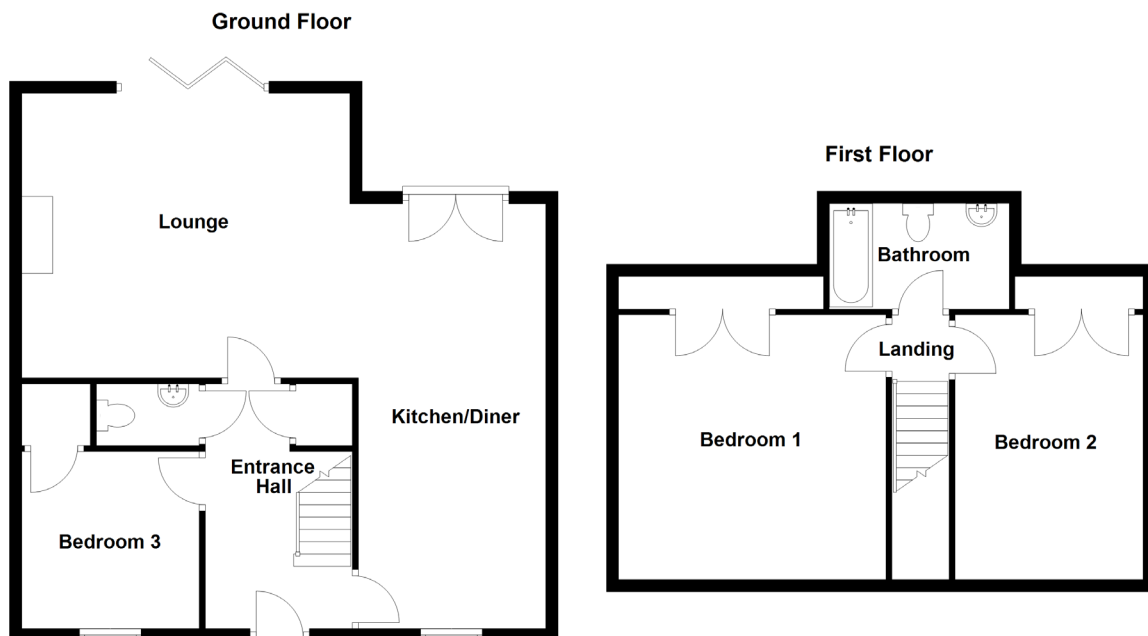
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Cavity construction. uPVC double glazed windows. uPVC fascias and soffits.

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



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