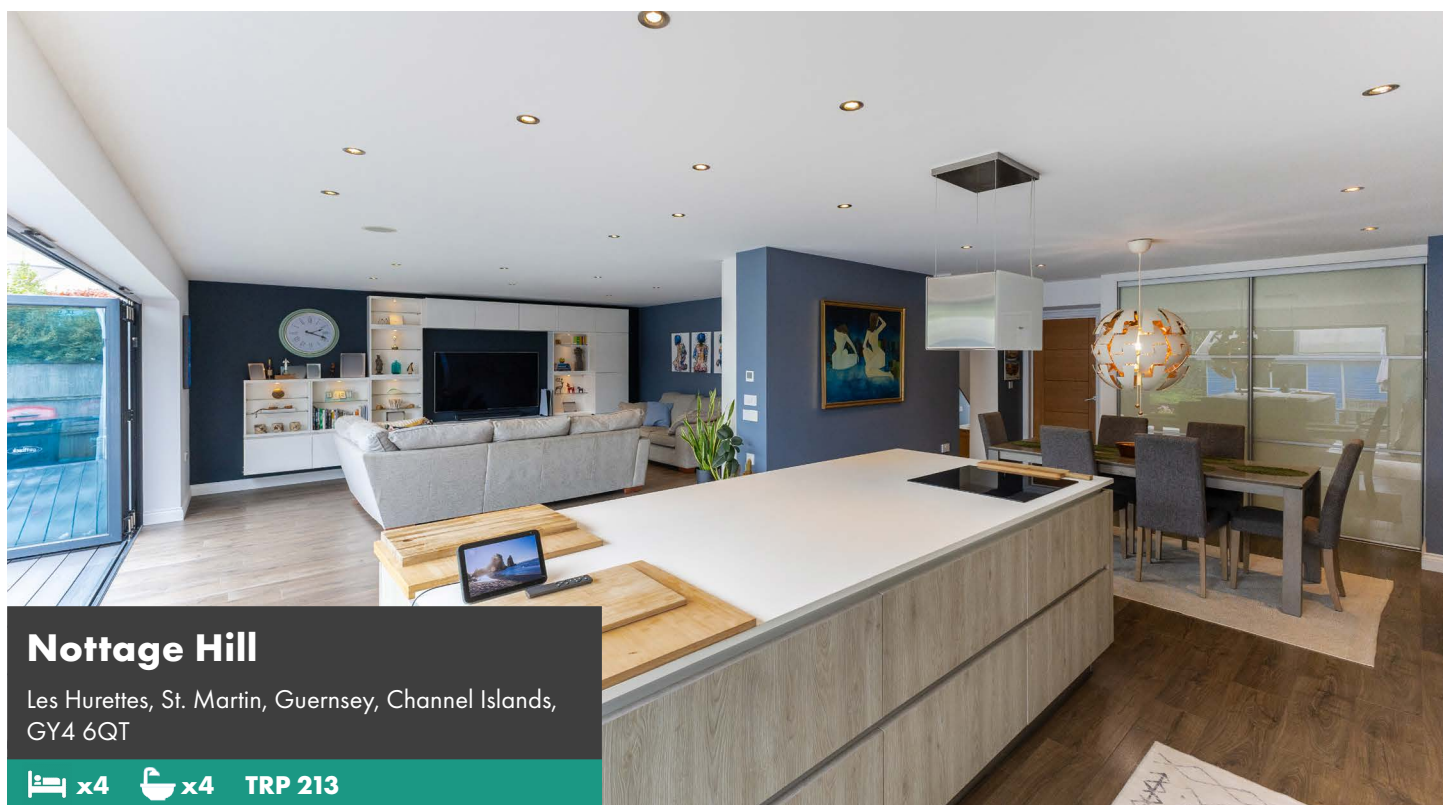


**SOLE
AGENT**



Nottage Hill

Les Hurettes, St. Martin, Guernsey, Channel Islands,
GY4 6QT

 x4  x4 **TRP 213**

- Completely renovated & extended family home
- Four bedrooms and four bath/shower rooms
- Spacious open-plan kitchen/dining/living room
- Peaceful lane in St Martin's
- Low-maintenance garden & ample parking
- Presented in true walk-in condition

£995,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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



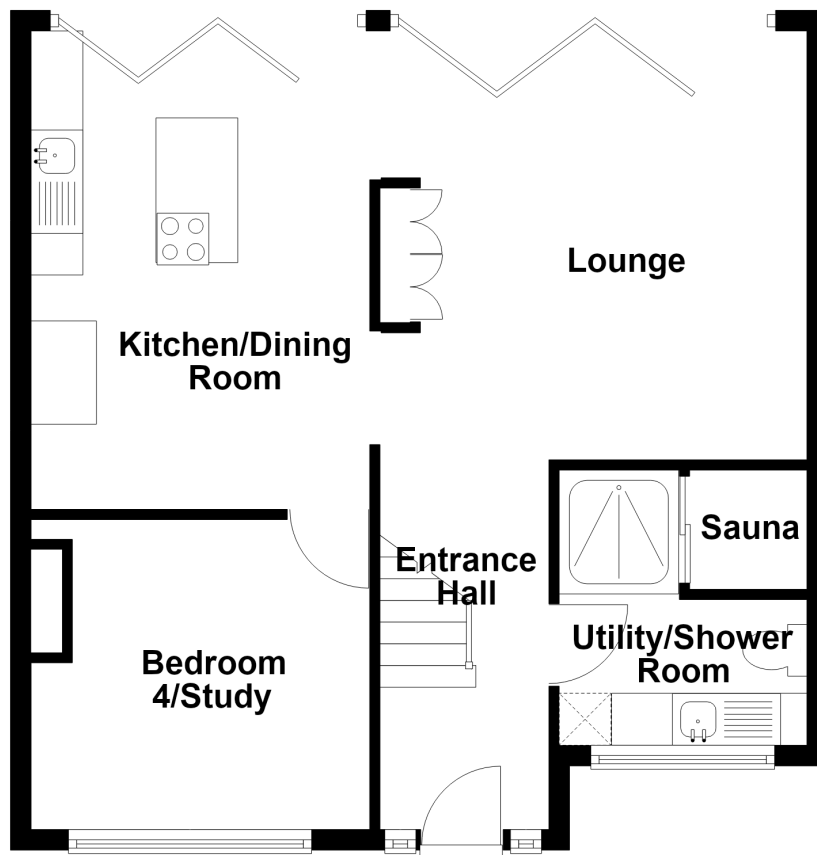




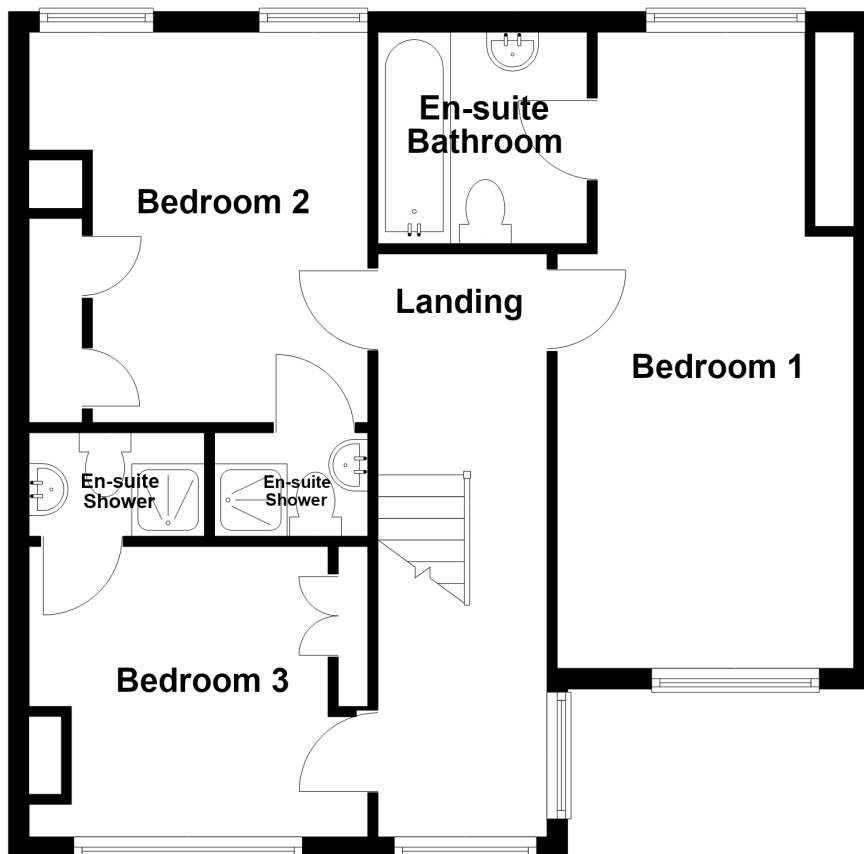




Ground Floor



First Floor



About Nottage Hill

"Nottage Hill" is a beautifully presented four-bedroom family home tucked away in a quiet lane in St Martin's. Completely renovated and extended, the property offers spacious accommodation in true walk-in condition. The centrepiece of the home is a superb open-plan kitchen, dining and living room, providing a generous space for everyday family life and entertaining, with doors opening onto the low-maintenance rear garden. The four bedrooms are complemented by four bath/shower rooms, including three en suites, while two of the bedrooms enjoy lovely views over a neighbouring field. With plenty of parking, this is a superb family home offering modern living in a peaceful St Martin's setting.

ACCOMMODATION COMPRISING

Entrance Hall

19'3" x 6'1" (5.87m x 1.85m)

Utility Room / Shower Room

12'8" x 9'11" (3.86m x 3.02m)

Fitted with a range of white base units with laminate work surfaces over incorporating single bowl sink. Fitted with a sauna. 1.86m opening to...

Lounge

19'7" x 16'7" (5.97m x 5.05m)

3.86m opening to...

Kitchen / Dining Room

24'3" x 14'7" (max) (7.4m x 4.45m (max))

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

Bedroom 4 / Study

14'7" x 9'4" (4.45m x 2.84m)

FIRST FLOOR

Landing

18' (5.48) (max) x 6'11" (2.1) (max)

Bedroom 1

19'5" x 10' (5.92m x 3.05m)

Ensuite Bathroom

7'3" x 5'10" (2.2m x 1.78m)

Bedroom 2

14'6" (max) x 9'10" (4.42m (max) x 3m)

Ensuite Shower Room

7'3" x 3'10" (2.2m x 1.17m)

Bedroom 3

14'6" (max) x 9'5" (4.42m (max) x 2.87m)

Ensuite Shower Room

6'9" x 3'8" (2.06m x 1.12m)

OUTSIDE

Front

The property is approached over a gravelled driveway where there is parking for up to four cars.

Side

Access down the property by a wooden gate to the rear.

Rear

Charming south facing garden incorporating small area laid to lawn, raised deck terrace and beyond that a large wooden shed.

Wooden Shed

15'5" x 9'8" (4.7m x 2.95m)

Appliances

NEFF electric oven with four ring induction hob, Ciarra extractor fan, wine fridge, Samsung American style fridge/freezer, AEG washing machine and AEG tumble dryer, Hotpoint dishwasher.

TRP: 213

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Underfloor heating throughout. Wood burning stove. EV charger.

Construction: Single block thermoboard construction and cavity extension. a Mixture of uPVC double glazed windows and uPVC double glazed aluminium windows.

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



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.