



LES POMMIERS

La Rue Du Friquet, Castel, Guernsey, Channel Islands, GY5 7SS

OPEN MARKET £2,650,000

Attractive family home | Modern construction | Well proportioned accommodation
Four ensuite bedrooms | Private south/west facing garden
Gated parking and garage



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

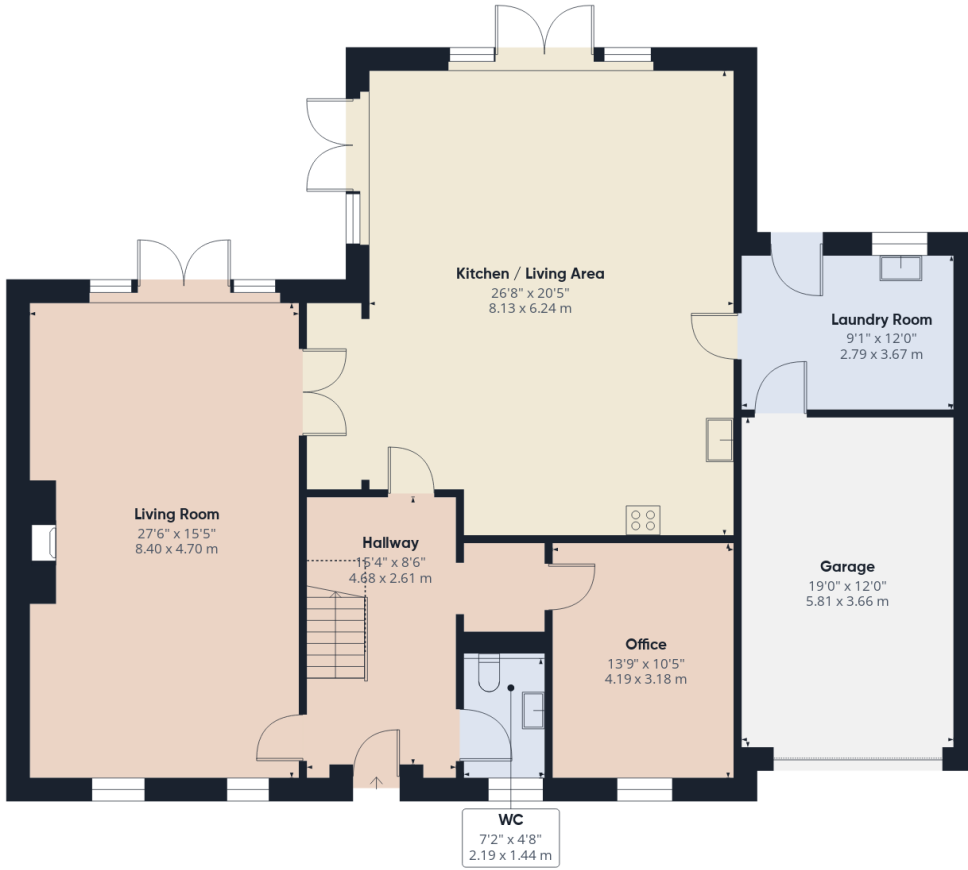




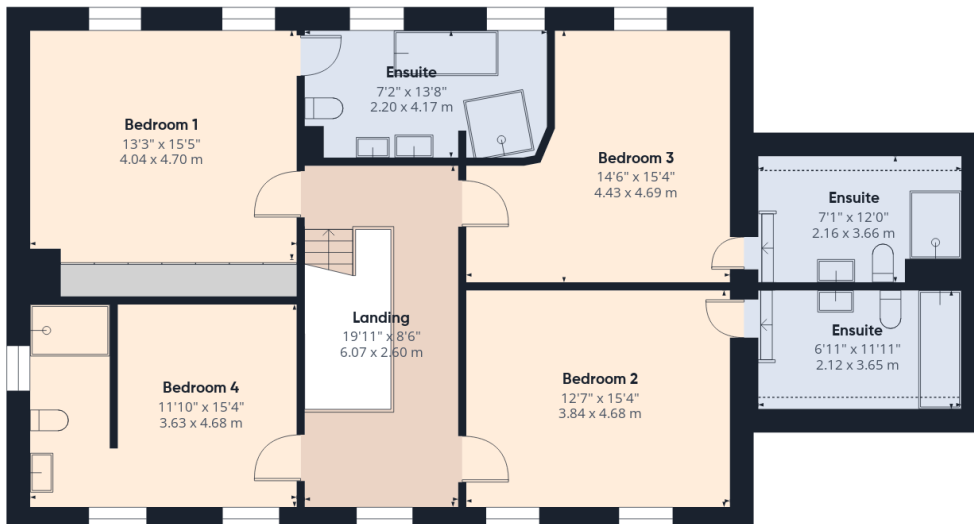








Ground Floor



Floor 1

About Les Pommiers

'Les Pommiers' is a well proportioned, modern family home located in a convenient location, just a short drive from the centre of St. Peter Port and west coast beaches. The property offers spacious accommodation over two floors, including a large open plan kitchen/dining/living room which leads directly on to the generous south/west facing garden. In addition there is a separate sitting room, study, utility and WC on the ground floor, while the first floor offers four double bedrooms each with ensuite facilities. In addition, there is scope to convert the large attic space (subject to planning) into more accommodation should it be required. Outside there is a gated driveway with plenty of parking and an integrated single garage. Viewing is highly recommended of this modern home.

ACCOMODATION COMPRISING

GROUND FLOOR

Entrance Hall

15'4" x 8'7" (4.67m x 2.62m)

Living Room

27'7" x 15'5" (8.4m x 4.7m)

Kitchen

26'8" x 20'6" (8.13m x 6.25m)

Utility Room

9'2" x 15'4" (2.8m x 4.67m)

Office

13'9" x 10'5" (4.2m x 3.18m)

WC

7'2" x 4'9" (2.18m x 1.45m)

Garage

19'1" x 12' (5.82m x 3.66m)

FIRST FLOOR

Landing

19'11" x 8'6" (6.07m x 2.6m)

Access to substantial loft space.

Bedroom 4

11'11" x 15'4" (3.63m x 4.67m)

Ensuite Shower Room

11'10" x 4'9" (3.6m x 1.45m)

Bedroom 1

13'3" x 15'5" (4.04m x 4.7m)

Ensuite Bathroom

7'3" x 13'8" (2.2m x 4.17m)

Bedroom 3

14'6" x 15'5" (4.42m x 4.7m)

Ensuite Shower Room

7'1" x 12' (2.16m x 3.66m)

Bedroom 2

12'7" x 15'4" (3.84m x 4.67m)

Ensuite Bathroom

6'11" x 12' (2.1m x 3.66m)

Appliances

A range of built in Neff appliances including: double oven, hob, extractor fan, fridge/freezer, dishwasher, under counter fridge and microwave. Hotpoint drinks fridge. Bosch washing machine and tumble drier.

OUTSIDE

Front

Electric gates give access to a gravelled driveway providing plenty of parking and access to the single garage.

Side

Pathway leads down the side of the property to the rear.

Rear

To the rear is a large south/west facing garden. A patio extends from the rear of the property and leads to a large area of lawn. The garden enjoys a lovely rural backdrop.

Viewing: By appointment

Possession: By arrangement

Services: Mains water, electricity and drainage. Wet underfloor heating throughout via oil fired boiler.

Price includes: Carpets, curtains, light fittings and appliances as listed. Additional furniture available by negotiation.

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