



## Highfield

2 Hartlebury Close, Steam Mill Lane,  
St. Martins, Guernsey, GY4 6NJ

£1,024,000

Local Market | Sole Agent



**swoffers**



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



Detached family home  
Beautifully renovated throughout  
Three double bedrooms  
Immaculate, sunny garden  
Desirable St Martin's location  
Parking for two plus garage



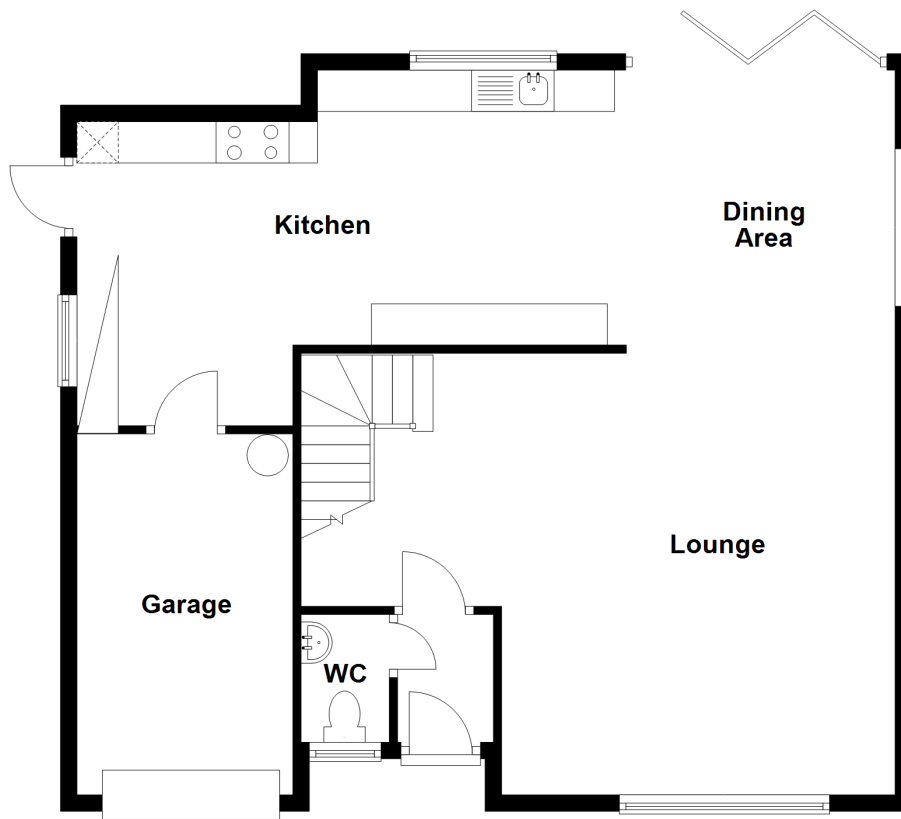




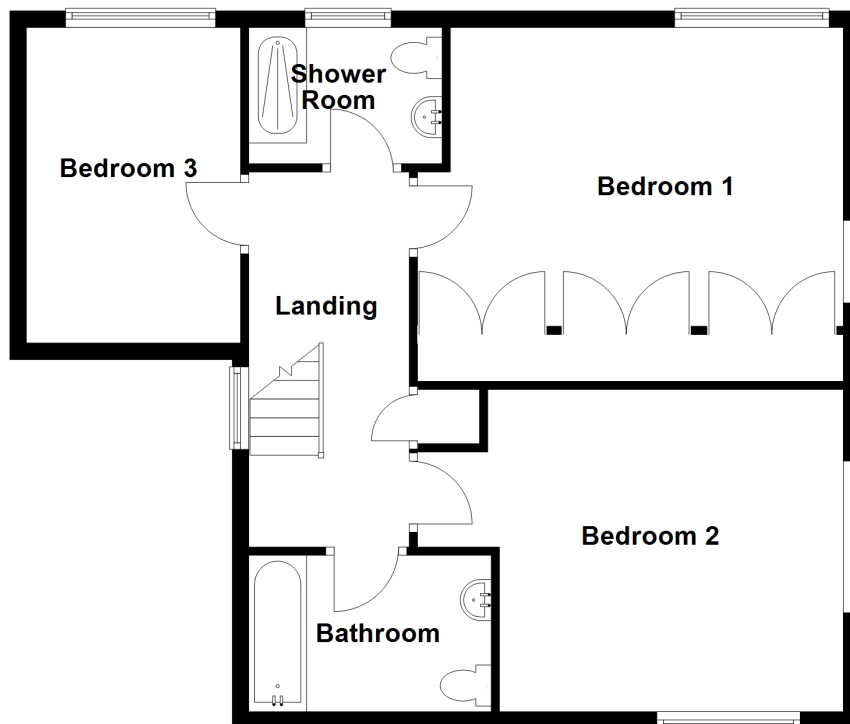




### Ground Floor



### First Floor



## About Highfield

Highfield is a stylish and contemporary detached family home, ideally located in the highly sought-after parish of St Martin's. Having been tastefully renovated to a high standard, the property offers generous and light-filled accommodation throughout.

The ground floor is centred around an impressive open-plan kitchen, lounge, and dining area, finished to a high specification and designed with modern family living in mind. This superb space opens directly onto a patio and a fully enclosed garden, creating a seamless indoor-outdoor flow perfect for both entertaining and everyday relaxation.

On the first floor, there are three well-proportioned double bedrooms, all enjoying beautiful rural views to the rear. There is a well-appointed family bathroom as well as an additional shower room.

Further benefits include parking for two cars at the front of the property, along with a single garage, completing this attractive package.

Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

## ACCOMMODATION COMPRISING

### Entrance Porch

5'5" x 5'1" (1.65m x 1.55m)

Wood flooring.

### Separate WC

4'11" x 3'3" (1.5m x 1m)

Fitted with a two piece suite of wash hand basin and W.C. Fully tiled. Small frosted window to front.

### Kitchen / Lounge / Diner

31'2" (9.5) x 18'8" (5.7) & 32'10" (10) x 9'10" (3)

The kitchen is fitted with a range of wall and base units with marble effect work surface over incorporating 1½ bowl sink and drainer. Triple aspect. Doors giving access to the garden and the side of the property. Wood flooring in the lounge and the kitchen area has tiled flooring.

## FIRST FLOOR

### Landing

18'8" x 6'7" (5.7m x 2m)

Window with aspect to the side. Storage cupboard with shelving.

### Bathroom

8'6" x 5'11" (2.6m x 1.8m)

Fitted with a three piece suite of bath with shower over, wash hand basin with storage below, and W.C. Fully tiled. Window providing aspect to the front.

### Bedroom 2

13'1" x 12'2" (4m x 3.7m)

Dual aspect with rural views.

### Bedroom 3

13'11" x 9'10" (4.24m x 3m)

Large window with aspect to the rear.

### Shower Room

9' x 6'3" (2.74m x 1.9m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Fully tiled. Window with aspect over the rear.

### Bedroom 1

15'5" x 14'11" (4.7m x 4.55m)

Built-in wardrobes. Dual aspect.

## OUTSIDE

### Front

The property is approached over a paved driveway with parking for two cars. There is a landscaped lawned fore garden bounded by hedging.

### Side

There is access down the side of the property to a gate which gives access to the rear garden.

### Rear

A beautiful rear garden laid to lawn and patio bounded by hedging and fencing.

### Appliances

Neff double oven, Neff induction hob, Neff extractor fan, freestanding Neff American style fridge/freezer, integrated Neff washing machine, integrated Neff dishwasher.

### TRP: 215

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

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

**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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