

**SOLE
AGENT**



36 Clos Des Isles

Les Banques, St. Sampson, Guernsey, GY2 4AP

 x3  x1 **PERRYS 17G1 TRP 107**

- Well presented semi detached family home
- Three bedrooms
- Conveniently location
- Enclosed south facing patio garden
- Light open plan lounge and kitchen
- Official parking for one vehicle

£600,000

LOCAL MARKET

swoffers



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





About 36 Clos Des Isles

36 Clos des Isles is a well-presented semi-detached family home, quietly situated within a clos conveniently positioned between Town and The Bridge. The ground floor offers a spacious and light open plan lounge, which flows seamlessly into the kitchen, creating a welcoming and practical living space. To the first floor are bedrooms served by a family shower room. Externally, the property benefits from official parking for one vehicle to the front, while to the rear is a low maintenance, enclosed south facing patio garden, ideal for outdoor dining and relaxation.



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hallway

7'3" x 2'6" (2.2m x 0.76m)
Stairs leading to first floor.

Separate WC

3'7" x 2'5" (1.1m x 0.74m)
WC with basin set into it.

Lounge

15'8" (4.78) (max) x 7'5" (2.25) (min) x 14'5" (4.40) (max) x 10'11" (3.34) (min)
Multi fuel stove. Understairs storage cupboard measuring 1.66m opening to...

Kitchen

17'9" x 9'8" (5.4m x 2.95m)
Fitted with a range of cream shaker style wall and base units with granite work surface over incorporating a single bowl sink. Sliding doors leading to the rear garden.

FIRST FLOOR

Landing

11'6" x 5'11" (3.5m x 1.8m)
Airing cupboard. Access to the loft.

Shower Room

5'10" x 5'10" (1.78m x 1.78m)
Three piece suite including, shower enclosure with hand held and rain shower over, WC and wall mounted wash hand basin set into vanity unit.

Bedroom 1

12'2" x 8'10" (3.7m x 2.7m)
Range of fitted wardrobes.

Bedroom 2

11'1" x 11'1" (3.38m x 3.38m)
Compressive range of fitted furniture.

Bedroom 3

8'7" (2.62) (max) x 7'1" (2.16) (min) x 8'5" (2.57) (max) x 1.58 (min)

OUTSIDE

Front

Tarmac parking for one car with a large paved for garden which could also be utilized for more parking. Paved pathway continues up the side of the house to the rear garden.

Rear

Fully enclosed low maintenance garden surrounded by medium height wall with gate providing access to the side of the house. Fully paved and south facing. Bespoke fitted shed.

Appliances

Neff hob, Neff extractor fan, freestanding Hotpoint washing machine, Hotpoint fridge and freezer, Hotpoint slimline dishwasher, Neff oven and Neff microwave.

TRP: 107

Viewing: BY APPOINTMENT

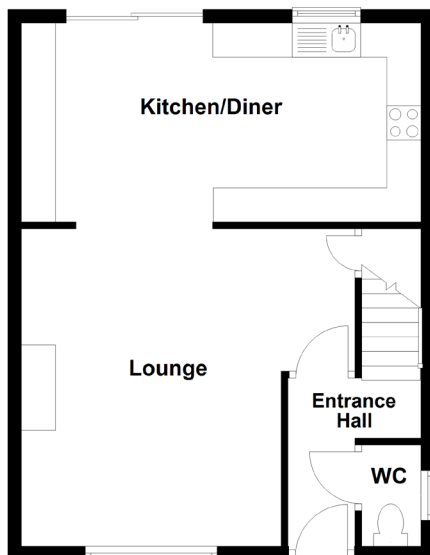
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

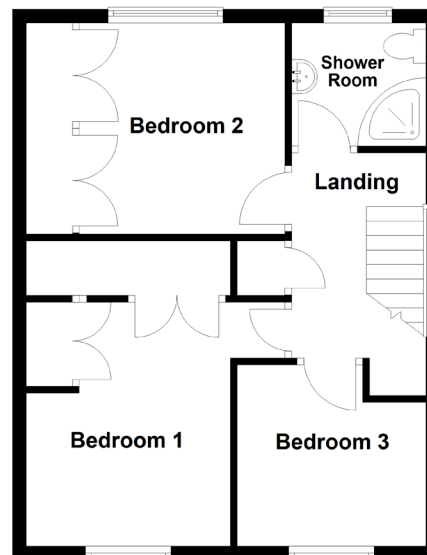
Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

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

Ground Floor



First Floor



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