

KINGSTON

SOLE AGENT



4

BEDROOMS

2

BATHROOMS

1,671

SQ FT

0.1

ACRES

£3,250 ST. SAVIOUR

ENTITLED/LICENSED This beautifully presented four bedroom, two bathroom family home is located in an exclusive, rural development and only a short walk of Queen's Valley Reservoir. Constructed in 2007, the ground floor accommodation comprises eat-in kitchen, lounge with beautiful multi fuel stove and cloakroom whilst on the first floor the property boasts three double bedrooms including a fantastic primary bedroom with en-suite, further single bedroom or study and house bathroom. In addition the property benefits from a beautifully manicured garden, integral double garage and parking for one as well as multiple visitor spaces. Not only is this immaculately presented family home located on the edge of a number of countryside walks it is also on a good bus route and close to a number of the Island's principle schools. Regret not suitable for pets. Available immediately.



LIVINGROOM

The Channel Island Estate Agent











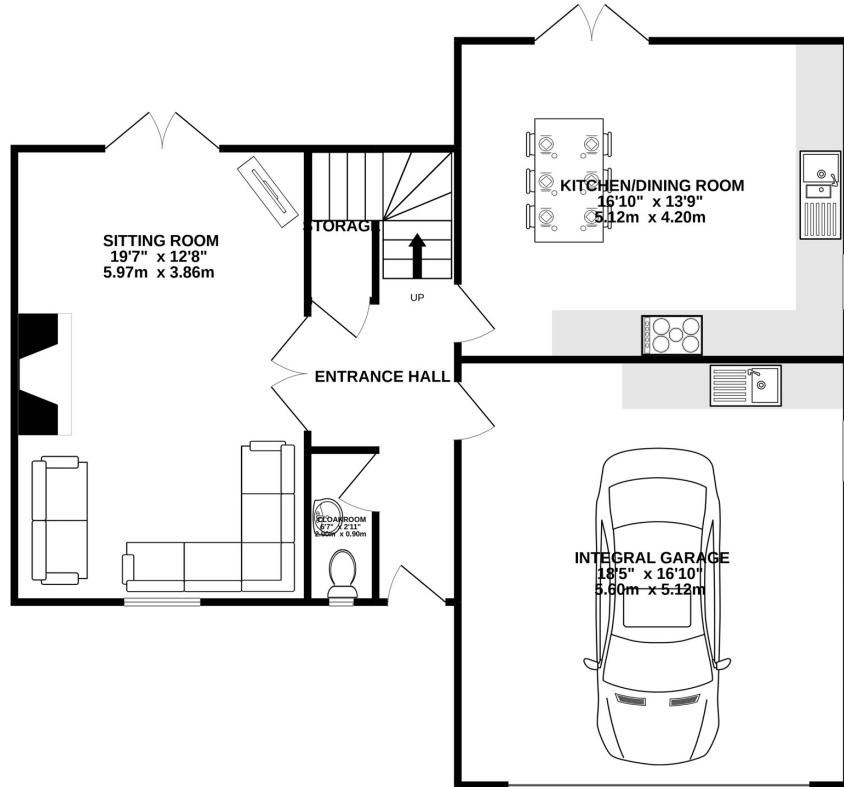




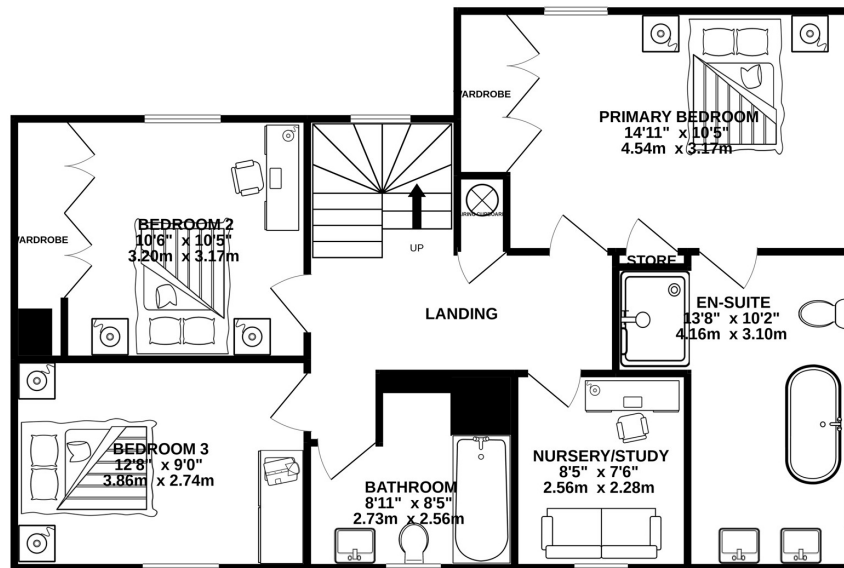




GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR

Entrance Hall	6'6 x 19'7
Cloakroom	2'11 x 6'7
Sitting Room	12'8 x 19'7
Kitchen/Dining Room	16'10 x 13'9
Integral Garage	16'10 x 18'5

FIRST FLOOR

Landing	13'4 x 14'0
Primary Bedroom	14'11 x 10'5
En-suite	10'2 x 13'8
Bedroom Two	10'6 x 10'5
Bathroom	8'11 x 8'5
Bedroom Three	12'8 x 9'0
Bedroom Four	7'6 x 8'5

KEY FACTS

Four bedrooms, two bathrooms
Sitting room with multi fuel stove
Integral double garage and allocated parking
Within walking distance of Queen's Valley Reservoir
Manicured garden
Immaculately presented
Beautiful primary bedroom with newly fitted en-suite
On a good bus route
Available Immediately
Regret not suitable for pets
ENTITLED/LICENSED

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric central heating

APPLIANCES

Integrated Neff dishwasher
Integrated Bosch microwave
Integrated Bosch double oven with grill
Integrated ceramic hob with extractor over
Integrated Hotpoint fridge
Integrated Hotpoint freezer

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Martin
Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£3,250



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