

LES MOUETTES

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

3,029

SQ FT

£2,050,000 LOCAL MARKET, VALE

A rare opportunity to purchase a superb, family home with direct beach access from the garden. Newly constructed in 2014, the property has spacious living over two floors and offers a panoramic outlook over Portinfer. Designed reverse-plan, the ground floor comprises an entrance hall, study, bedroom three, family bathroom, bedroom two with en-suite shower and a primary bedroom with dressing area and en-suite shower room. On the first floor there is a large kitchen/dining room with vaulted ceiling, playroom, cloakroom, utility and a spacious sitting room with multi fuel burner. From the first floor there are large sliding doors leading out to a sun terrace which encapsulates the superb sea views. Externally, to the front is a carriage driveway which extends around to the side of the house, The rear garden has been planted with an array of plants, together with a basement storeroom, summer house, and fire-pit area located near to the beachside. A special home in a desirable location.



LIVINGROOM

The Channel Island Estate Agent



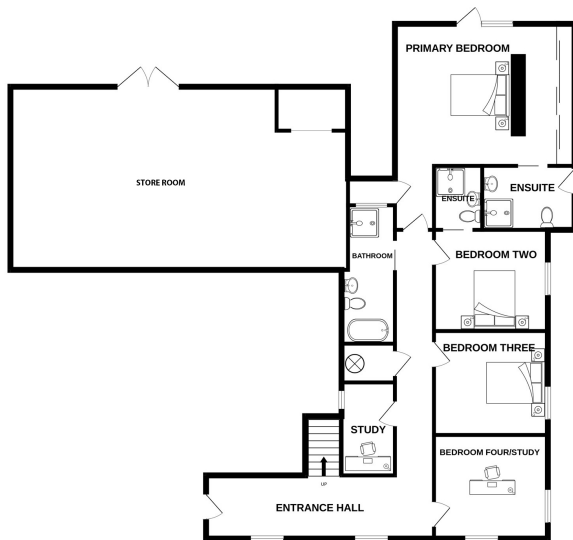








GROUND FLOOR
1761 sq.ft. (163.6 sq.m.) approx.



1ST FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA : 3029 sq.ft. (281.4 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.
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BASEMENT

Store room 34'2 x 18'0

GROUND FLOOR

Entrance hall 22'11 x 6'4

Bedroom four 11'5 x 10'5

Family bathroom 13'11 x 5'5

Study 9'4 x 5'5

Airing cupboard 5'5 x 3'11

Bedroom three 11'5 x 10'5

Bedroom two 11'5 x 9'3

En-suite shower room 6'5 x 4'10

Primary bedroom 20'9 x 18'1

En-suite shower room 8'10 x 6'5

FIRST FLOOR

Kitchen/dining room 23'0 x 20'5

Playroom 9'9 x 9'0

Cloakroom 5'8 x 4'8

Utility room 9'9 x 7'1

Sitting room 26'2 x 22'1

KEY FACTS

Modern family home

Situated at Portinfer

Direct beach access

Built in 2014

Reverse-plan with spacious, open-plan living

Garden and large, basement store room

Carriage driveway with ample parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor heating (air source)

APPLIANCES

2 Neff ovens

Neff microwave oven

Neff warming drawer

Neff gas hob (bottled gas)

Neff, American fridge freezer

Caple wine cooler

Miele dishwasher

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

La Mare de Carteret Primary

La Mare de Carteret High School

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.

£2,050,000



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