

# 17, FREMONT PERLE

SOLE AGENT



**5**

BEDROOMS

**4**

BATHROOMS

**2,454**

SQ FT

**0.1**

ACRES

£1,195,000 ST. JOHN

Welcome to this substantial property occupying a corner position tucked away behind a gated entrance and within walking distance to the local amenities in St. John. Built in 2001, this property offers modern conveniences while retaining a classic charm. The 2,454sq ft of space is perfect for families looking for room to grow and entertain guests. The accommodation is configured over three levels with the ground floor comprising entrance hall, cloakroom, kitchen/breakfast room, dining room and sitting room with a wood burning stove. There are three bedrooms (all with en-suite bathrooms) and a study on the first floor and a further two bedrooms and a shower room on the second floor. Externally, there's a South-facing secure rear garden, garage and driveway parking for several vehicles with scope to create an additional garden area if so desired. Don't miss the opportunity to own this beautiful house in a desirable location. Book a viewing today by calling 01534 717100 or email...



**LIVINGROOM**

The Channel Island Estate Agent















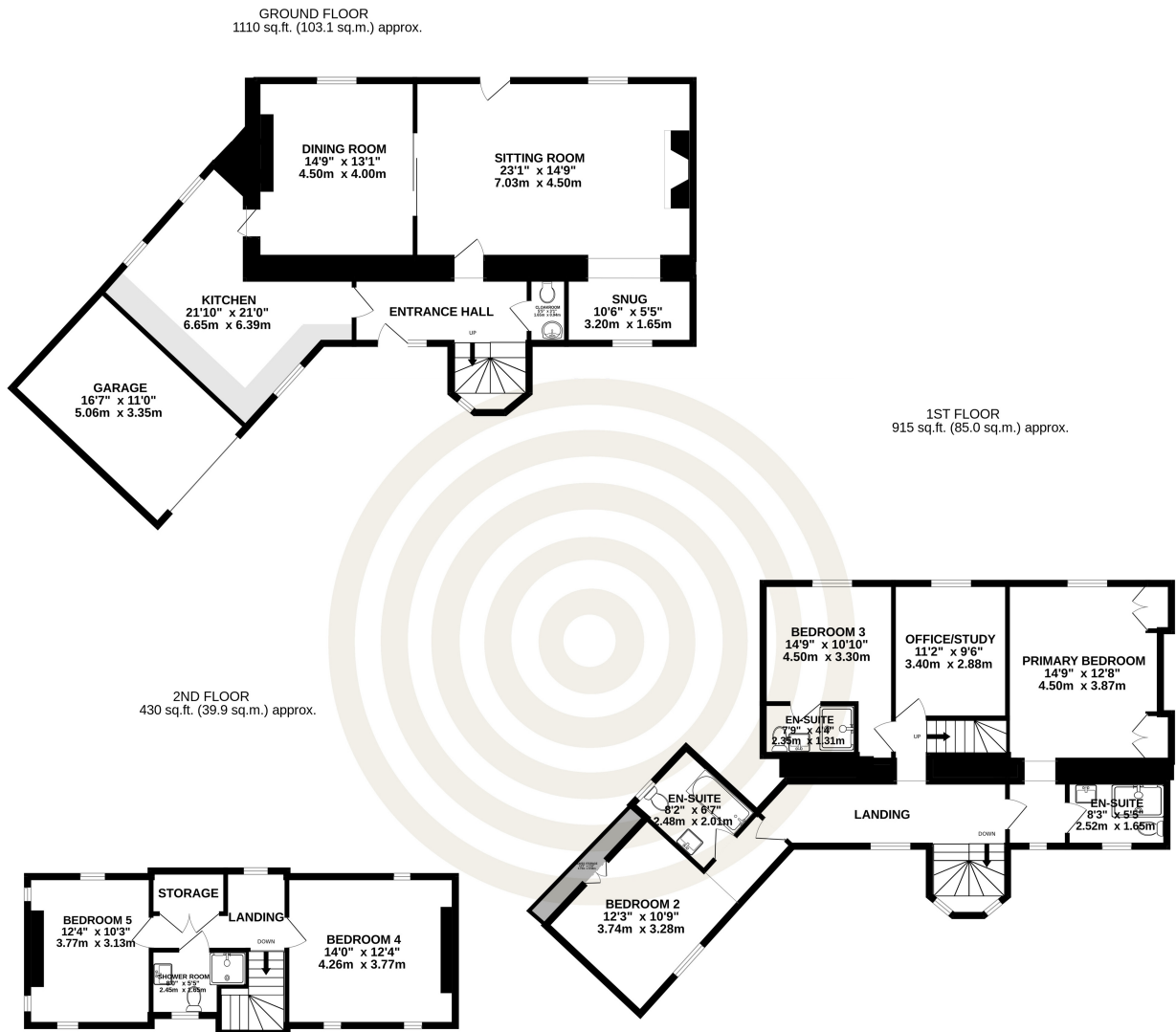












TOTAL FLOOR AREA : 2454 sq.ft. (228.0 sq.m.) approx.

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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**GROUND FLOOR**

Entrance Hall	14'6 x 5'5
Cloakroom	3'1 x 5'5
Kitchen	21'0 x 21'0
Dining Room	13'1 x 14'9
Sitting Room	23'1 x 14'9
Snug	10'6 x 5'5
Garage	16'7 x 11'0

**FIRST FLOOR**

Landing	20'9 x 5'5
Primary Bedroom	12'8 x 14'9
En-suite	8'3 x 5'5
Bedroom Two	12'3 x 10'9
En-suite	8'0 x 6'7
Bedroom Three	10'10 x 14'9
En-suite	7'0 x 4'4
Office/Study	9'6 x 7'2

**SECOND FLOOR**

Landing	11'3 x 6'7
Bedroom Four	14'0 x 12'4
Bedroom Five	10'3 x 12'4
Shower Room	8'0 x 5'5

**KEY FACTS**

Substantial family home  
 Within walking distance of the amenities in St. John  
 South-facing secure rear garden  
 Gated access  
 Garaging & driveway for several vehicles or additional garden

**SERVICES**

Mains water  
 Mains drainage

**HEATING**

Electric radiators  
 Electric under floor heating in bathrooms

**OTHER INFORMATION**

Communal service charge of circa £30 per month

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

St John  
 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.

**£1,195,000**



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