



Chelvaton

Kings Road, St Peter Port GY1 1QA

£1,295,000

OPEN MARKET

A detached house on the western outskirts of St Peter Port near to the Kings Leisure Centre and town schools.

The property is very well presented with light traditionally laid out accommodation and would make an easily run pied-a-terre or family house. There are approved plans for a considerable extension that would increase many of the room sizes and add an extra bedroom, 2 bathrooms, mezzanine landing, shower room, utility, TV room, Study, breakfast room and garden room/office, full plans available for viewing on request. Very well presented and recommended for viewing.

School catchment: Vauvert Primary and La Mare de Carteret High

Key facts



- Conveniently located detached Townhouse
- Well-presented throughout
- Approved plans for considerable extension
- Good sized enclosed rear garden
- Garage and parking

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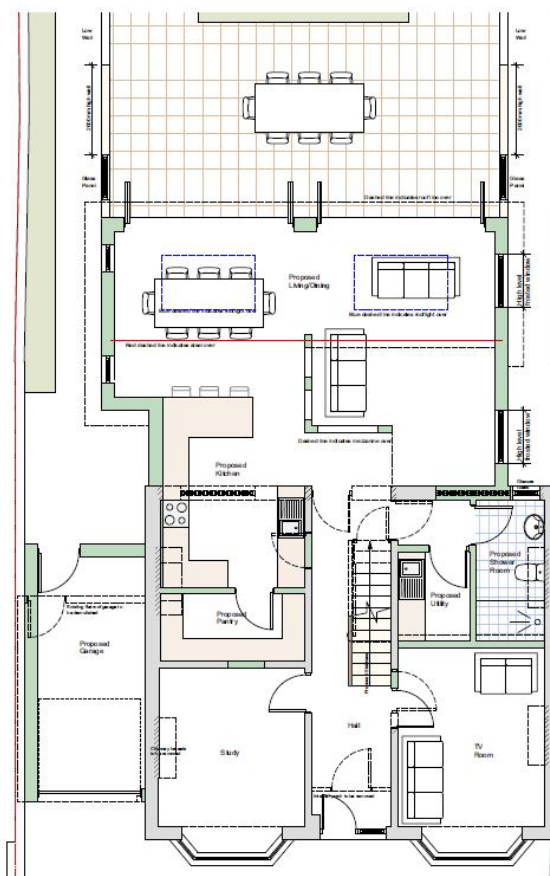
Proposed Plans



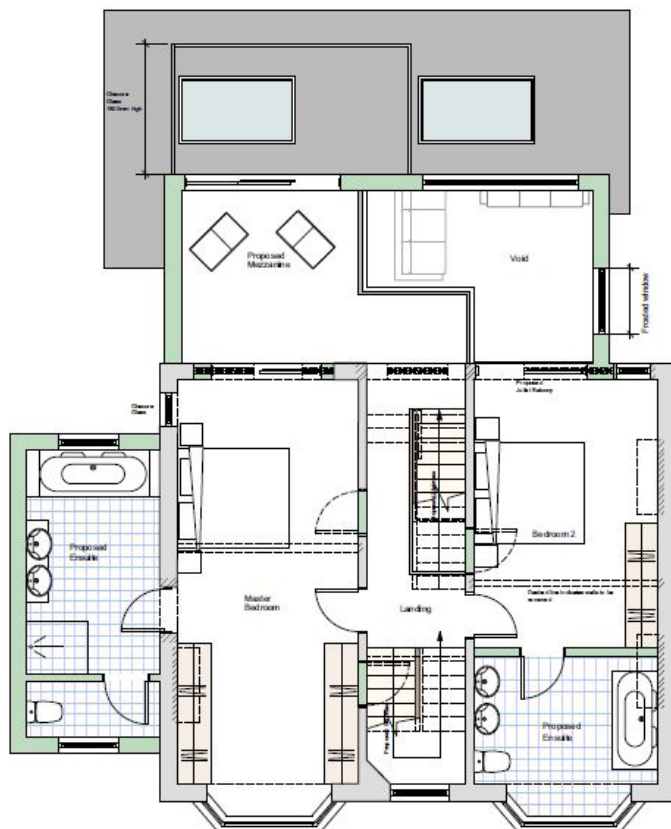
Front



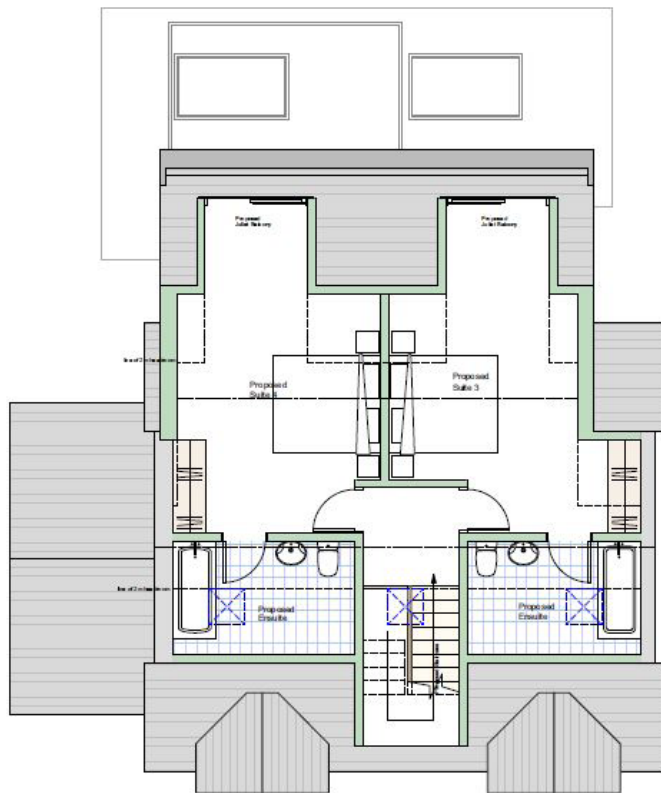
Back



Ground Floor

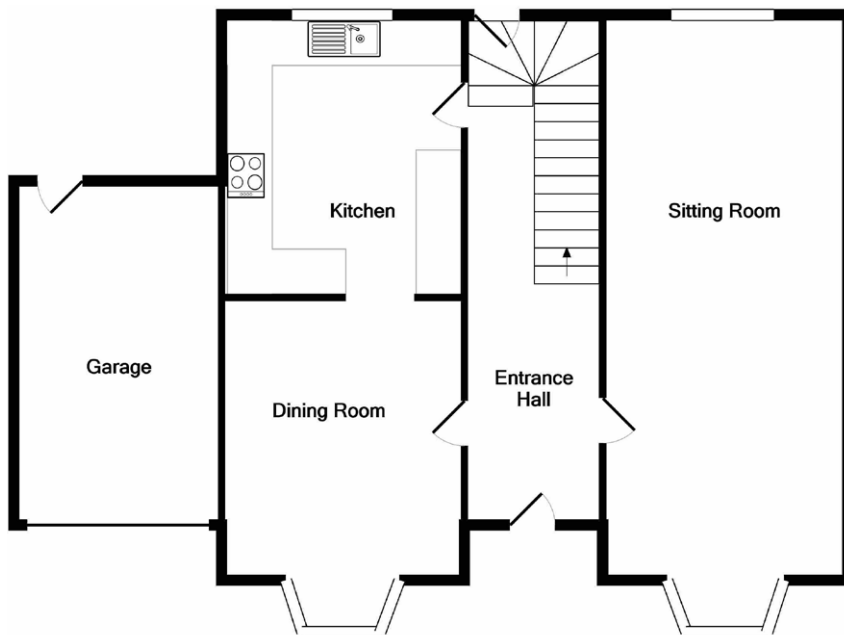


First Floor

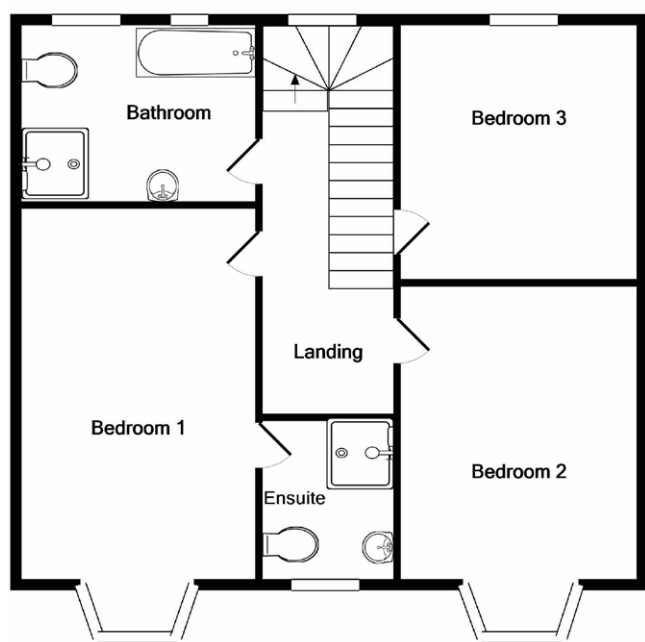


Second Floor

Floorplan



GROUND FLOOR



1ST FLOOR

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GROUND FLOOR

Entrance Hall

17'4 x 6' (5.3 x 1.8m)

Staircase to first floor with understairs cupboard.

Sitting Room

27' x 10'8 (8.2m x 3.3m)

Dining Room

14' x 10'8 (4.3m x 3.3m)

Kitchen

11'9 x 10'8 (3.6m x 3.3m)

Fitted units with work surface incorporating an enamel 1 1/2 bowl sink. Decorative tiled splash backs.

APPLIANCES

- Bosch double oven
- Ceramic hob
- Extractor fan
- Bosch dishwasher
- Fridge/freezer

FIRST FLOOR

Landing

11' x 6' (3.4m x 1.8m)

Hatch to loft space.

Bedroom 1

16' x 10'8 (4.9m x 3.3m)

En Suite Shower Room

Fitted three piece white suite comprising steam/shower cubicle, basin and wc. Tiled floor and walls. Heated towel rail.

Bedroom 2

11'8 x 10'8 (3.6m x 3.3m)

Bedroom 3

14' x 10'8 (4.3m x 3.3m)

Bathroom

10'2 x 9'7 (3.1m x 3m)

Fitted three piece suite comprising bath with shower over, shower cubicle, basin set in vanity unit and wc. Tiled floor and walls.

EXTERIOR

The property is approached off the road onto a brick paved driveway with a parking and turning area in front of the garage and main entrance. Small formal shrub borders.

Garage

15' x 8'9 (4.6m x 2.7m)

Up and over door. Hotpoint fridge and freezer. Boulter oil fired central heating boiler.

The rear garden is mainly laid to lawn with paved patio ideal for al fresco dining. Floral borders and enclosed by high walls.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.**Services:** Mains electricity, water and drainage. Oil central heating.**Finding the property:** With Kings Leisure Club on your right driving in the direction towards Mount Row traffic lights, Chelvaton is the 11th property along on the left hand side.**Perry's ref:** 4C/D9**what3words:** investments.hobble.frontrunner**TRP:** 173

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