



Chiswell House

£965,000

1 Le Grand Manel, Rue des Frenes, St Martin's GY4 6TU

LOCAL MARKET

Immaculate garage linked modern home situated on a small select development close to St Martin's Village amenities, parish school and popular pubs and restaurants.

The stylish accommodation offers well-proportioned living areas along with six bedrooms and a study. Externally there are attractive low maintenance front and rear gardens, parking for two cars and an attached garage. An ideal family home located in the sought after St Martin's school catchment, alternatively a good investment opportunity achieving £3,900 per month

School catchment: St Martin's Primary and Les Beaucamps High

Key facts



- Substantial 6 bedroom family home
- Or great investment property
- Quality, style and finish throughout
- Gardens, garage and parking
- Quiet clos in sought after area

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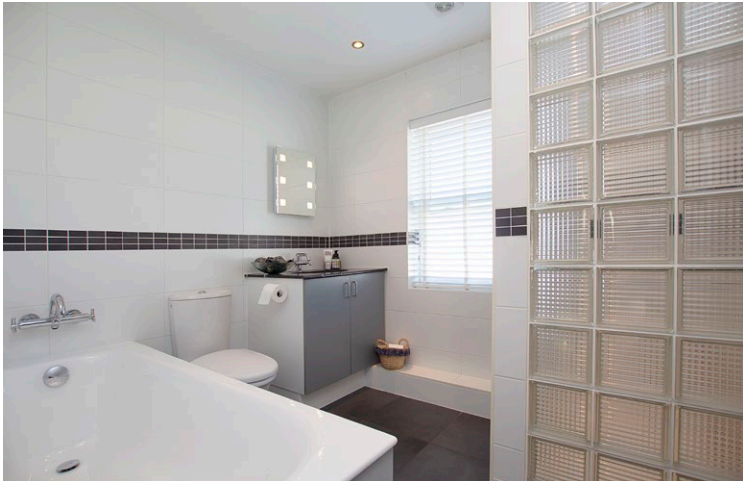


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GUERNSEY'S ESTATE AGENT







Entrance hall

Kitchen/Breakfast room

16' x 9' (4.9m x 2.7m)

APPLIANCES

Bosch oven, Bosch dishwasher and Neff fridge/freezer.

Utility

7' x 6'2 (2.1m x 1.9m)

Garage

17'9 x 9'9 (5.4m x 3m)

Lounge/Dining room

24'2 x 12' (7.4m x 3.7m)

Study

9'9 x 9' (3m x 2.7m)

Separate WC

6'2 x 3' (1.9m x 0.9m)

FIRST FLOOR

Landing

Bedroom 1

13'6 x 12' (4.1m x 3.7m)

Ensuite bathroom

Bedroom 2

12'7 x 8'9 (3.9m x 2.7m)

Bedroom 3

11'3 x 8'9 (3.4m x 2.7m)

Bedroom 4

10'6 x 9'8 (3.2m x 3m)

Shower room

9' x 6'10 (2.7m x 2.1m)

SECOND FLOOR

Landing

Bedroom 5

12'4 x 8'9 (3.8m x 2.7m)

Bedroom 6

12'4 x 8'2 (3.8m x 2.5m)

EXTERIOR

The property is approached off the clos road over a tarmac drive with parking for 2 cars in front of the garage. A pedestrian gate leads on to a low maintenance enclosed courtyard garden enclosed by high painted block walls, laid to astroturf and including the Hot Tub. There is access on one side of the property to the attractive west facing front garden with paved path and sheltered sitting area made private by mature hedging. A pedestrian gate gives access back on to the clos road which offers further parking.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, oil fired heating (metered communal oil tank), uPVC double glazing.

Finding the property: With St Martin's Primary School on your left continue along the lane and take the first left into Rue des Frènes and the first clos on the left, Chiswell House is the first on the left.

Perry's ref: 30 C2

what3words: wormlike.forces.psyches

TRP: 223

CONTACT OUR LOCAL MARKET TEAM



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