



Le Mistral

Colborne Road, St Peter Port, GY1 1EP

£2,500,000

OPEN MARKET

JOINT/SOLE AGENT

A detached family home located on the southern outskirts of St Peter Port offering 5 bedrooms (4 ensuite), bright living rooms and a beautiful sheltered and private south facing garden.

Le Mistral is well maintained and is ideally placed for both Town and St Martin's village amenities together with access to some lovely east coast walks.

School catchment: Vauvert primary and Les Varendes

Key facts



- Spacious detached 5 bedroom family home
- Well-regarded residential area
- Handy for Town and St Martin's Village
- Modern kitchen extension
- Private south facing garden

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GUERNSEY'S ESTATE AGENT













Floor plans



Entrance hall

11' x 8'3 (3.4m x 2.5m)

Cloakroom

Sitting Room

29' max x 12'3 (8.83m x 3.7m)

Real flame coal effect gas fire.

Conservatory

13' x 10' (4m x 3.1m)

Dining Room

13'3 x 12' (4.1m x 3.7m)

Real flame coal effect gas fire.

Kitchen/ breakfast room

12' x 28' (3.65m x 8.53m)

Capricorn Kitchen base and wall units with solid oak doors and drawers painted in Partridge Grey finish. Corian 30mm work tops in a marble finish. Walk-in larder cupboard with fitted dishwasher.

APPLIANCES

- Rangemaster double oven with hob
- Electric AEG extractor with lighting above
- Integrated Rangemaster dishwasher
- Plus 1 extra HotPoint dishwasher
- Integrated Phillips fridge/freezer

Utility room

10'6 x 12' (3.2m x 3.7m)

Limed oak base and wall units. Airing cupboard with hot water cylinder.

APPLIANCES

- Freestanding large American style LG Fridge/Freezer
- 9 Kgs Ultima Hotpoint washing machine
- Bosch Tumble dryer.

FIRST FLOOR

Landing

9'3 x 5'6 + 14'9 x 3'3 (2.8m x 1.7m + 4.5m x 1m)

Spacious fully boarded loft accessed by two purpose built drop down ladders.

Bedroom 1

15'6 x 11'3 (4.7m x 3.4m)

Fitted bedroom furniture.

En suite bathroom

Five piece Villeroy & Boch suite.

Bedroom 2

12'3 x 10' (3.7m x 3.1m)

Full wall fitted wardrobes with doors and drawers, plus dressing cabinet with link drawer and knee space finished in Caspian White.

En suite bathroom

Four piece suite.

Bedroom 3

14'3 x 10'3 (4.4m x 3.1m)

Vanity unit.

En suite shower room

Three piece white suite.

Bedroom 4

10'9 x 9'1

Fitted wardrobe.

En suite bathroom

Four piece white suite.

Bedroom 5 / playroom

12'3 x 6'6 (3.7m x 2m)

Study

12'9 x 9'3 (3.9m x 2.8m)

Fitted cupboard.

Garage

20' x 12'9 (6m x 3.9m)

Henderson up and over door. Camray oil boiler.



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EXTERIOR

Horseshoe shaped driveway with raised brick planters. Access to the garage.
Ample parking.

Gate and path to a paved south facing terrace at the rear and steps down to a beautifully maintained garden with mature shrubbery borders. Tool shed 8'x 6' (2.4m x 1.8m)

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

Services: Mains water, electricity & drainage. Oil central heating. uPVC double glazing.

Finding the property: From the roundabout drive into Colborne Road and Le Mistral is the 3rd property on the left hand side.

Perry's ref: 25 F3

What3words: shaves.deep.cave

TRP: 334 (3595sq ft Total)

CONTACT OUR OPEN MARKET TEAM



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