



# 14 Allanson Court

Les Bas Courtils Road, St Sampson, GY2 4BP

£860,000

LOCAL MARKET

JOINT AGENT

Allanson Court is a stunning new development ideally located between the vibrant amenities of St Peter Port, Admiral Park, and The Bridge.

Recently built by a respected local developer, this stylish, contemporary semi-detached home comprises three generously sized bedrooms; two on the first floor served by a family bathroom and the top floor is dedicated to a spacious main bedroom complete with en-suite and separate study/bedroom 4. An open-plan kitchen and living area and separate WC complete the offering. Each unit is further enhanced with allocated parking for two, communal bike storage and private patios and gardens, offering the perfect blend of convenience and modern living.

School catchment: Vale Primary School / St Sampson's High School

## Key facts



- Contemporary finishes throughout
- Offering up to 4 bedrooms
- Open plan kitchen / living space
- Two allocated parking spaces
- Patio and garden

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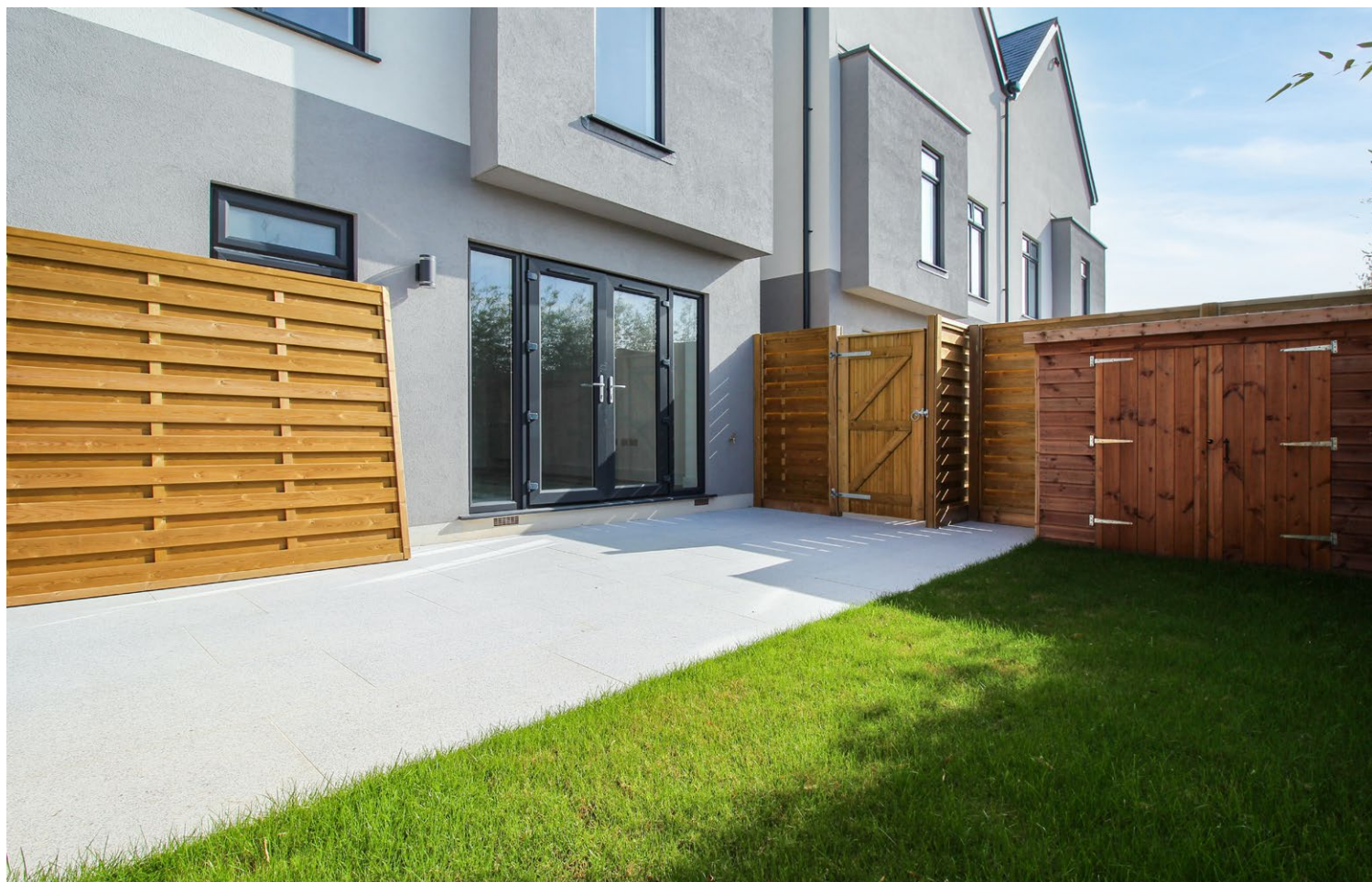
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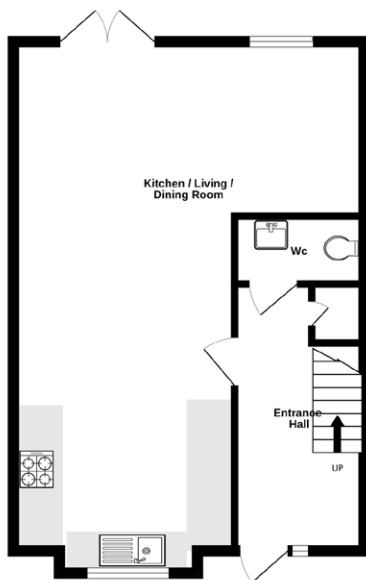




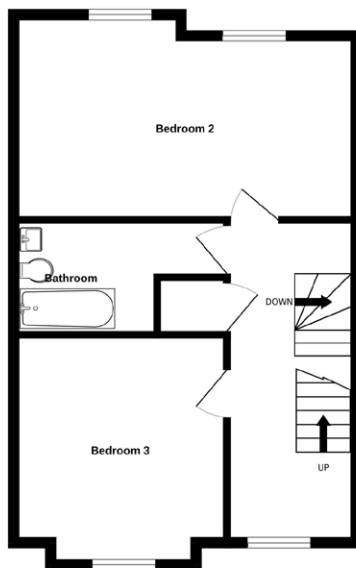


## Floorplan

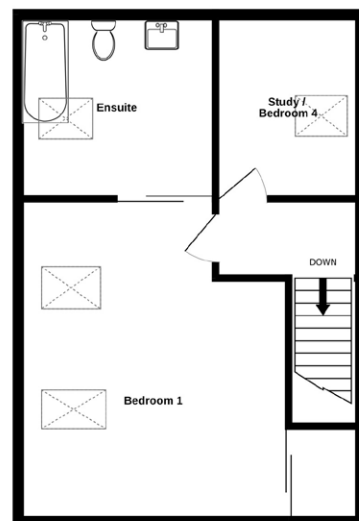
GROUND FLOOR



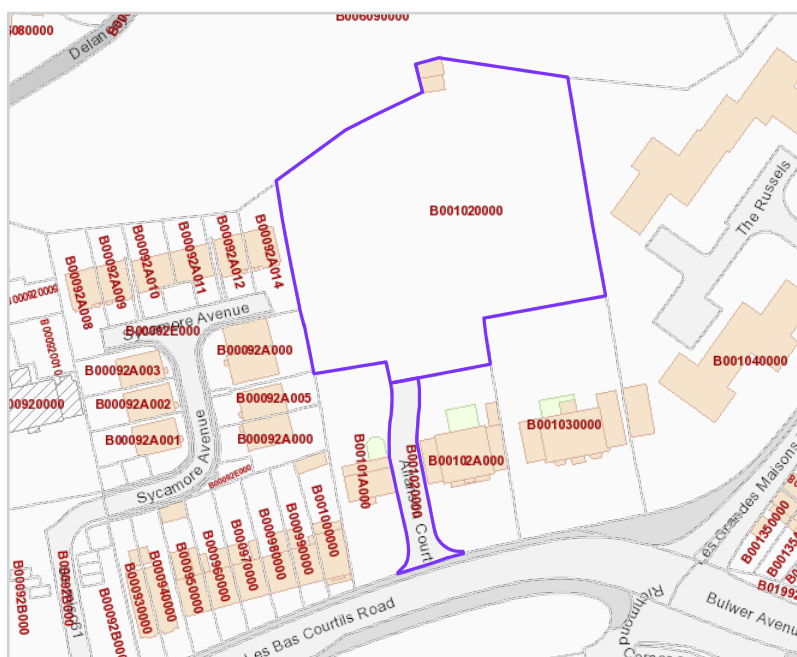
1ST FLOOR



2ND FLOOR



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## GROUND FLOOR

### Entrance hall

13'8 x 6'9 (4.2m x 2m)

### WC

5'9 x 3'8 (1.8m x 1.1m)

### Kitchen / living / dining room

28'8 x 18'4 max (8.7m x 5.6m)

#### APPLIANCES

- Siemens hob
- Siemens extractor fan
- Siemens double oven
- Siemens dishwasher
- Siemens washer/dryer

## FIRST FLOOR

### Landing

16'10 x 6'9 (5.1m x 2m)

### Bedroom 2

18'4 x 11'6 max (5.6m x 3.5m)

### Bathroom

10'1 x 5'10 max (3.1m x 1.8m)

### Bedroom 3

11'7 x 11'2 (3.6m x 3.4m)

## SECOND FLOOR

### Study / bedroom 4

10'1 x 8'5 (3.1m x 2.6m)

### Bedroom 1

18'4 x 16'11 max (5.6m x 5.1m)

### En-suite

10' x 8'9 (3.1m x 2.7m)

## EXTERIOR

The property is accessed of Les Bas Courtils Road via brick paved and tarmac driveway to the designated parking area providing two allocated parking spaces. There is a side walk way down one side of the property leading to the rear patio and garden laid to lawn, there is also a garden shed.

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

**Services:** Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

**Perry's ref:** 10 D5

**what3words:** otters.rewarding.unable

**TRP:** TBC

## CONTACT OUR LOCAL MARKET TEAM



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