



Hamilton House

£795,000

Les Merriennes, St Martin GY4 6NW

LOCAL MARKET

Situated in the heart of St Martin's Village, Hamilton House is an attractive detached house within walking distance of the popular parish school and many amenities on the doorstep.

On the ground floor the accommodation offers generous reception space, a smart kitchen with bi folds opening onto the enclosed garden, along with three/four bedrooms and a family bathroom on the first floor. The added bonus is a large basement area which could be used as a cinema room, snug and separate study. Externally, there is parking for three cars, and a lawned enclosed garden and patio. A fantastic home in a sought-after location.

School catchment: St Martin's Primary and Les Beaucamps

Key facts



- Detached family home
- 3/4 bedrooms
- Basement
- Enclosed garden
- Close to St Martins amenities

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



 **cooper
brouard**
GUERNSEY'S ESTATE AGENT



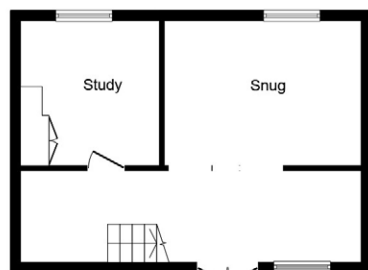
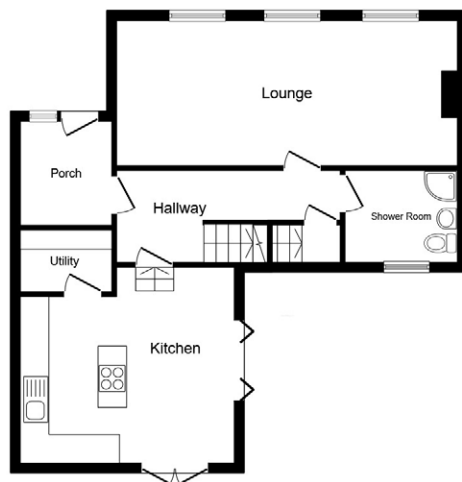




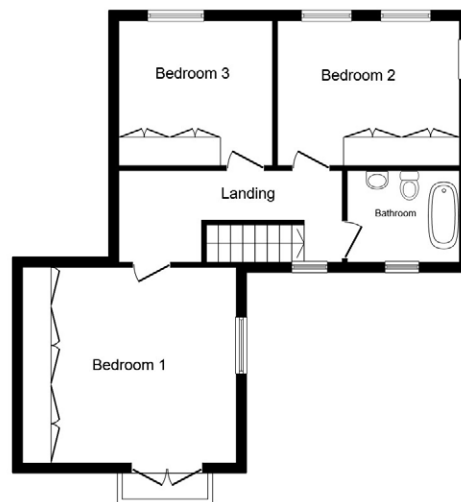




Floorplan

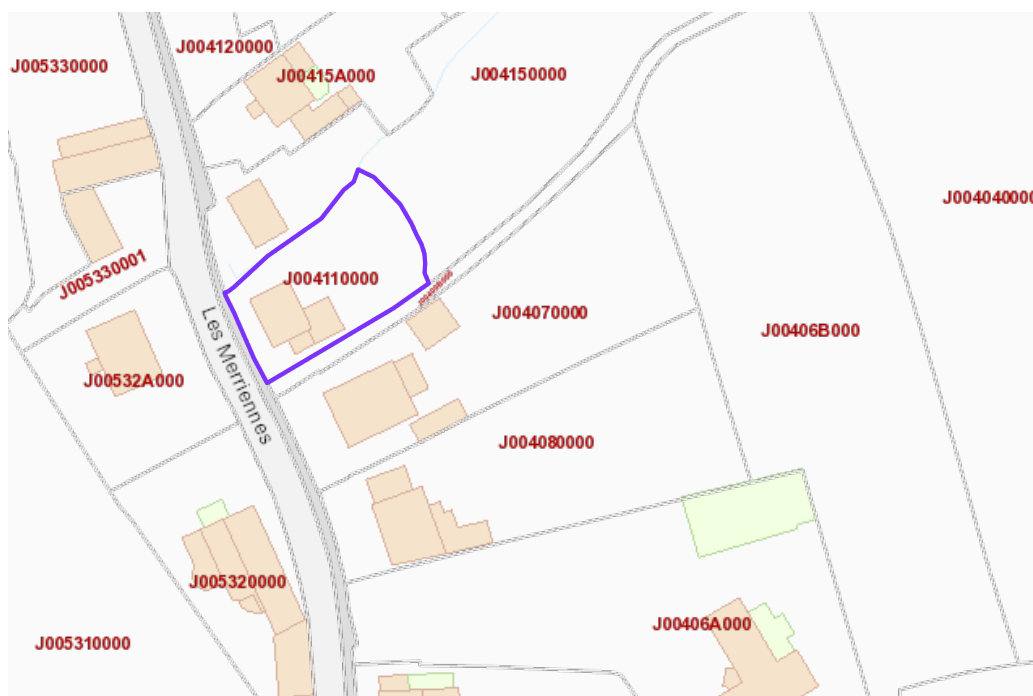
Lower Ground
Floor

Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

Entrance Porch

7'10 x 6'7 (2.4m x 2.3)

Hallway

13'5 x 3'7 (4.1m x 1.1m)

Kitchen

16'5 x 14'3 (5m x 4.4m)

APPLIANCES

- Neff oven
- five ring hob and extractor fan
- Neff Fridge freezer
- Neff dishwasher
- Samsung washing machine
- Samsung tumble dryer
- Quooker hot tap

Lounge

23'6 x 10'2 (7.2m x 3.1m)

Shower room

7'9 x 7'7 (2.4m x 2.3m)

First floor landing

15'1 x 6'4 (4.6m x 1.9m)

Bedroom 1

14'9 x 13'6 (4.5m x 4.1m)

Bedroom 2

13'7 x 10' (4.2m x 3.1m)

Bedroom 3

11'9 x 9'4 (3.6m x 2.9m)

Family bathroom

7'9 x 6'4 (2.4m x 1.9m)

Basement

Cinema room/snug

22'3 x 17' (6.8m x 5.2m)

Study

10' x 4'9 (3.1m x 1.5m)

EXTERIOR

The property is approached off the road, there is parking either side of Hamilton House for three vehicles, to the rear is a low maintenance lawned garden, patio area and decked seating area off the kitchen. The garden is all enclosed by high level hedging proving plenty of privacy.

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

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

Perry's ref: 24 C5

what3words: accepts.queen.kicker

TRP: 221

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

