



# Driftwood

Princes Clos, Fort George, St Peter Port, GY1 2SU

£3,200,000

OPEN MARKET

A spacious and well-presented bright and light bungalow located on the prestigious Open Market Fort George development.

Facing east, Driftwood enjoys sea views from the principal rooms. There are 3 / 4 good double bedrooms a fabulous kitchen/dining/living area and an additional spacious sitting room with multifuel stove.

Externally the paved driveway provides parking for numerous cars, there is a double garage with adjoining office or hobby room and sheltered and private lawned gardens to the front and rear.

Cliff path walks are on your doorstep and both the amenities of Town and St Martin's village are a short drive away.

School catchment: Vauvert Primary School / Les Varendes

## Key facts



- Well-presented detached and spacious bungalow
- Sought after Fort George location with some sea views
- Offering up to four double bedrooms
- Ample parking, garage with study/office and sheltered gardens
- Easy access to both Town and St Martin's amenities

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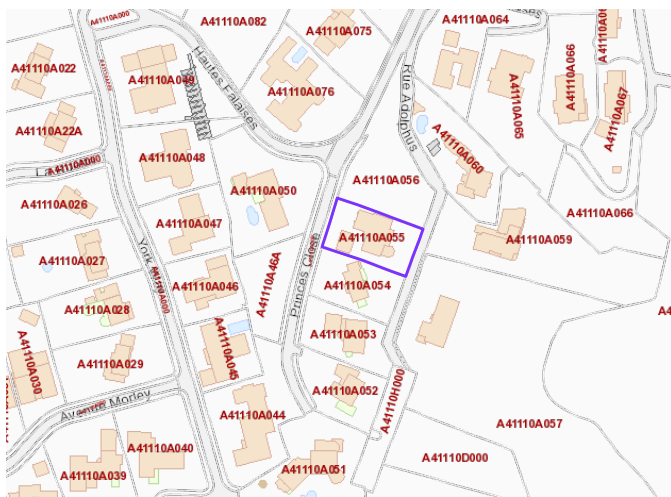
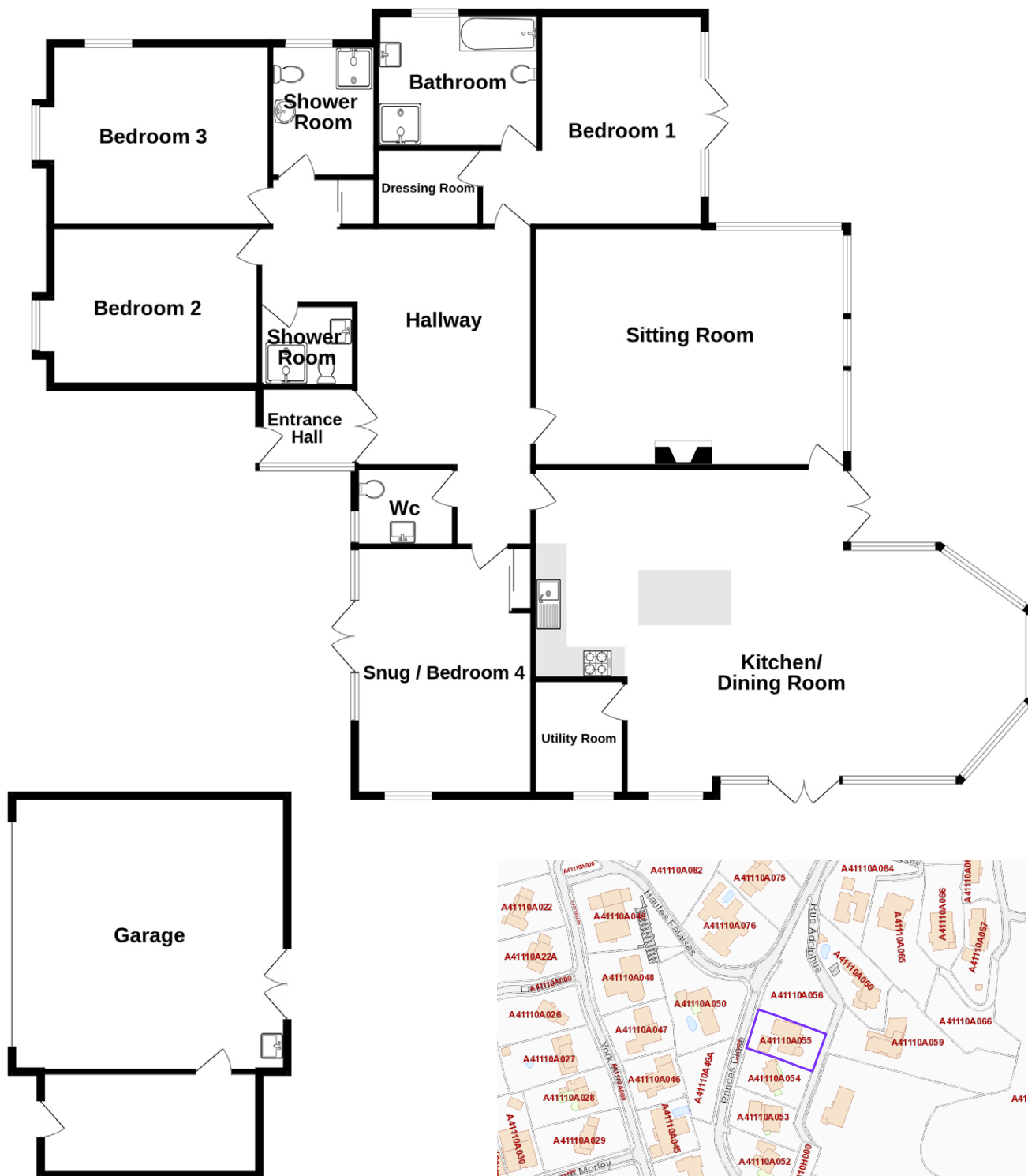






Floorplan

GROUND FLOOR



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Entrance hall

Hallway

17'1 x 12'11 (5.2m x 4m)

WC

7'1 x 5'7 (2.1m x 1.7m)

Shower room

7'7 x 6' (2.3m x 1.8m)

Bedroom 2

15'1 x 12'2 (4.6m x 3.7m)

Bedroom 3

15'1 x 12'8 (4.6m x 3.9m)

Family shower room

7'3 x 9'5 (2.2m x 2.9m)

Bedroom 1

15'9 x 15'1 (4.8m x 4.6m)

En-suite bathroom

11'6 x 9'5 (3.5m x 2.9m)

Dressing room

Snug / bedroom 4

17'5 x 12'11 (5.3m x 4m)

Kitchen / dining room

34'3 x 21'2 (10.4m x 6.4m)

#### APPLIANCES

- Pale grey electric Aga
- Neff fridge / freezer
- Neff fridge
- Neff dishwasher

Utility room

8'2 x 6'8 (2.5m x 2m)

#### APPLIANCES

- Neff washing machine

Sitting room

21'11 x 17'1 (6.7m x 5.2m)

#### OUTSIDE

Large paved forecourt providing parking for numerous cars and access to :-

Double garage

19'3 x 19'3 (5.9m x 5.9m)

Studio/hobby room

16' x 7'8 (4.9m x 2.4m)

Lawned front garden bordered by mature shrubbery. Pedestrian gate to the sheltered inner courtyard. Paved path along the right gable and steps down to the rear lawned garden. East facing with mature shrubbery borders and steps up to the sun terrace. Lovely views towards the sea.

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, under floor heating in kitchen living area and main bedroom en-suite.

**Perry's ref:** 25 G4

**what3words:** graver.mini.prowess

**TRP:** 429 total

#### CONTACT OUR OPEN MARKET TEAM



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