



Honeysuckle Cottage

2 Newfield Cottages, Ville au Roi, St Peter Port. GY1 1NZ

£495,000

LOCAL MARKET

SOLE AGENT

In the same ownership for the last 20 years, this cherished semi detached cottage has been carefully maintained by the current owners and is a superb home suitable for first time buyers and downsizers alike.

Situated in a quiet spot in a St Peter Port clos, 'Honeysuckle Cottage' offers a lounge/ dining room, kitchen and shower room on the ground floor with a bedroom boasting a beautiful rural outlook and en-suite bathroom on the first floor. With parking for up to three vehicles if required and a south facing low maintenance patio, viewing is highly recommended to appreciate all on offer.

Key facts



- Well maintained semi detached cottage
- One large bedroom with fitted storage
- Convenient St Peter Port clos location
- Parking for up to 3 vehicles
- Low maintenance south facing patio

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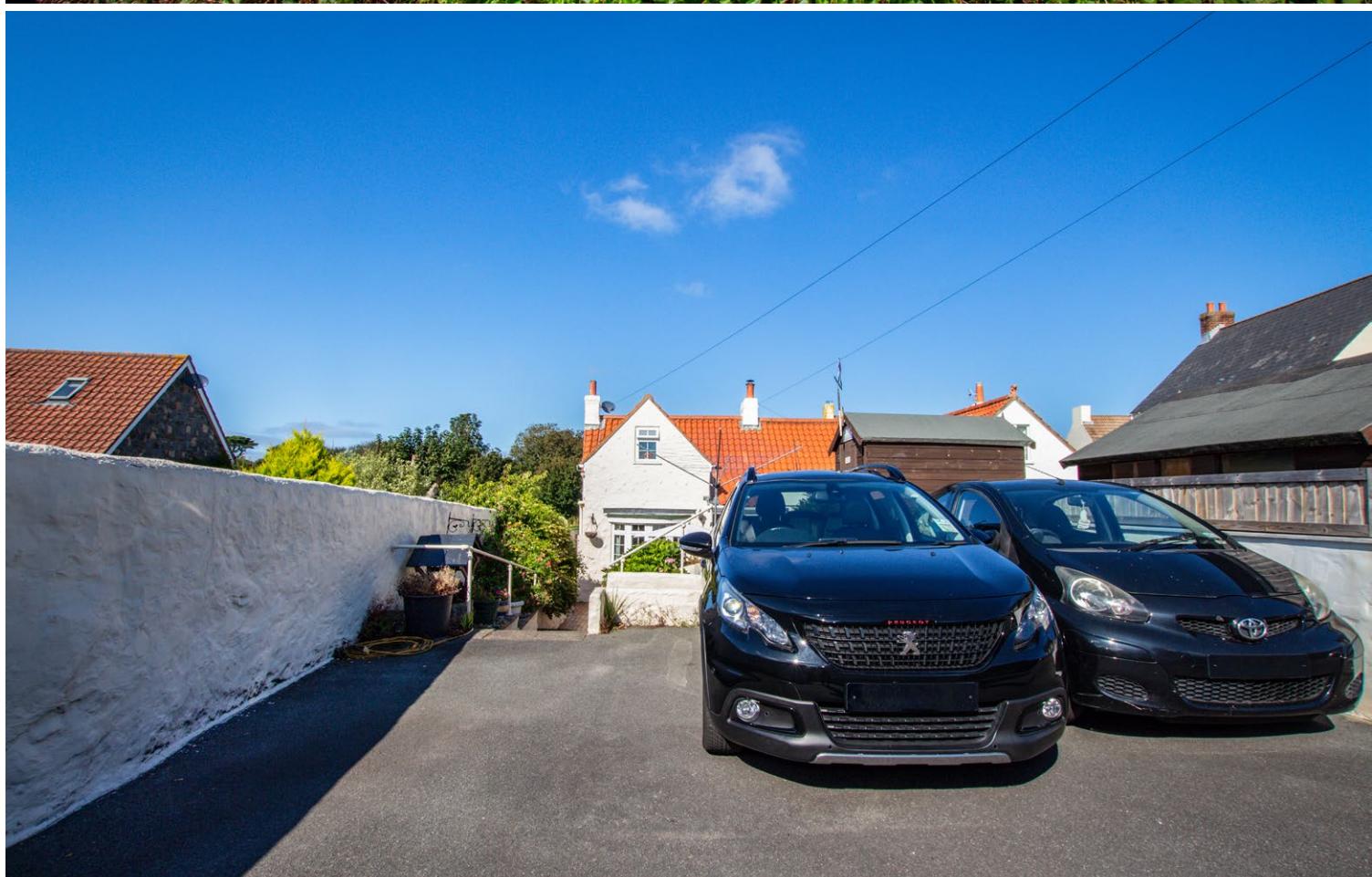






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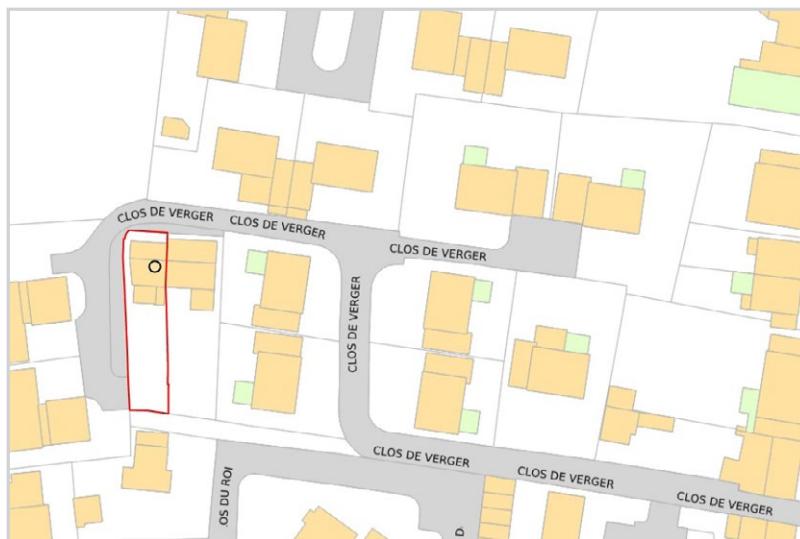
To arrange a viewing, call us on **236039** or email enq@cooperbrouard.com | www.cooperbrouard.com |



Floorplan



GROUND FLOOR



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Entrance hall/utility

9'2 x 5'4 (2.8m x 1.6m)

Lounge/dining room

22'8 x 15'8 reducing to 11' (6.9m x 4.8m, 3.4m)

Kitchen

10'8 x 9' (3.3m x 2.7m)

APPLIANCES

- Tricity Bendix oven
- 4 ring electric hob
- Extractor fan
- Integrated Hotpoint fridge
- Integrated Montpellier freezer
- Zanussi dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer

Shower room

6' x 5'8 (1.8m x 1.8m)

FIRST FLOOR**Bedroom**

14'8 x 11'5 (4.5m x 3.5m)

En suite bathroom

10'5 x 6'9 (3.2m 2m)

EXTERIOR

The property is approached off the clos over a tarmac drive providing parking for three cars, gentle steps lead down to a sunken and enclosed south facing patio with mature borders and on to the front door.

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

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

Finding the property: From the Ville au Roi traffic lights travelling along Ville au Roi, take the second clos on the left called "Ker Theresa clos". Continue straight along this road and over the small road hump and the parking for Honeysuckle Cottage is on your right hand side parallel to the cream wall with the large house name plate, steps lead down to the patio and property.

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