

ST PETER PORT
£378,000
SOLE AGENT



- Superbly Presented
- Only Five Years Old
- Two Large Bedrooms
- Parking
- Separate Garage
- Central Heating
- Double Glazing
- Enclosed Garden
- TRP 98
- Perry's STPP TH2
- Ref LM0198

Located on the outskirts of central St Peter Port, Sakkara is a beautifully presented home which is part of a small development of similar style properties. Built by the well regarded developers Dee Construction, the property has been built to a very high specification and may well suit a small family or someone who may be looking for a low maintenance home with an enclosed rear garden and separate garage (which offers fantastic storage as well as parking) and additional parking. All in all a relatively new house which must be viewed.

Accommodation: Entrance hall, lounge/diner, bathroom, kitchen, two double bedrooms, garage, parking and garden.

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Entrance Hall : 9'7" x 6'5" uPVC wood grain effect semi glazed entrance door, stairs to 1st floor (with storage below) and all doors leading to.....

Lounge/Diner : 21'1" x 13' (max) A lovely spacious room which is genuinely large enough to be labelled "lounge/diner", two windows both with views to the front and French doors giving views and access to the rear garden.



Bathroom : 8'10" x 5'5" Three piece bathroom suite comprising of a low level w.c., panelled bath with shower over and sliding chrome shower screen and a wash hand basin inset to a purpose built vanity unit giving storage with mirror over, one window with views to the front.

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Kitchen : 12'3" x 8'9" Fully fitted kitchen comprising of a range of base and wall units in beech, granite effect laminated work surface incorporating a single bowl sink and drainer unit in stainless steel. Appliances include a Neff double oven with a Neff four ring ceramic hob over and extractor above, fully integrated Neff fridge and freezer and De Dietrich dish washer . A small breakfast bar is a useful addition, tiles to all wall areas between base and wall units, one window with views to the rear garden.



Landing : 4'2" x 3' Large fitted storage cupboard, access to attic and doors leading to.....



Bedroom 1 Alternative View

Bedroom 1 : 18'8" x 10' Comprehensive range of fitted bedroom furniture, one window with views to the front.



Bedroom 2 : 18'8" x 9' Another generous sized bedroom, one window with views to the front.



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Outside: Front:

The property is approached over a private roadway which leads to the property and adjacent garage. The front garden is mainly laid to decorative gravel with a central pathway which leads to the entrance door.

Rear: The rear garden can be accessed from the garage, via a uPVC gate to the side or French doors from the lounge. The rear garden is laid to both lawn and patio slabs and is bordered by high rendered block built walls which give a high degree of privacy.

Garage : 16'6" x 9'4" Electronically remote controlled garage doors, power and lighting with ample storage.



Services: Mains electric, water, and drainage, gas central heating.
TRP: TRP 98
Viewing: Strictly through ourselves, Alpha Estates, the vendors agents.
Possession: By arrangement.
Included in sale: Carpet, curtains and light fittings and appliances as listed
Perry's Guide: STPP TH2

Please note whilst every care is taken in preparing these details, we cannot guarantee their accuracy nor do they form a contract or part thereof.

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