

MAWSON COLLINS

PROPERTY SPECIALISTS

£895,000



4 Infinity Villas, Guelles Lane, St Peter Port

Perry's guide reference: 17 E2



- Immaculate 4 Bed, 2 Bath Town House
- Within Walking Distance To Town
- Sea Views From Upper Floors
- Paved Patio & Front Garden
- Located In Quiet Lane With Parking
- TRP 178

Description

An immaculate recently built town property, offering excellent accommodation located in a quiet lane on the outskirts of St Peter Port and within walking distance to the shops and restaurants.

Finished to a high specification throughout, the sizeable accommodation is set over three floors and offers a smart, fully fitted kitchen/diner, utility room, W.C. and lounge on the ground floor. The first floor comprises two double bedrooms, both of which have fitted wardrobes, a family bathroom and a further single bedroom/study. The second floor provides an impressive primary bedroom suite fitted with an abundance of storage and featuring high ceilings giving a lovely spacious feel, in addition there is a four-piece en-suite bathroom with views towards the neighbouring islands.

Externally, the property further benefits from an easy to maintain front garden bound by hedging together with a paved rear patio, ideal for alfresco dining. Two parking spaces within a secure parking area located at the back of the building completes this fantastic home. Quick viewing highly recommended by Mawson Collins Limited.





















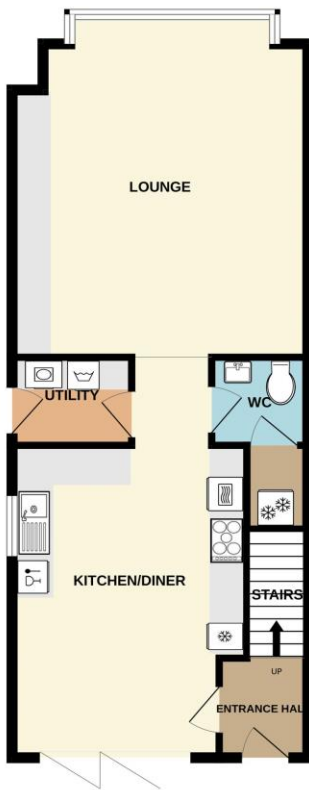








GROUND FLOOR



1ST FLOOR



2ND FLOOR



Appliances

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

Neff electric oven & combination microwave oven

Neff induction hob

Falmec integrated extractor fan

Neff integrated dishwasher

Neff integrated fridge/freezer

Hotpoint washing machine

Hotpoint tumble dryer

Indesit chest freezer

Room Measurements

GROUND FLOOR

Entrance Hall

6' 9" x 4' 6" (2.06m x 1.38m)

Kitchen/Diner

19' 10" x 9' 11" (6.04m x 3.02m)

Utility Room

5' 5" x 5' 4" (1.66m x 1.62m)

W.C.

5' 0" x 4' 11" (1.53m x 1.50m)

Understair Storage

6' 0" x 2' 11" (1.84m x 0.88m)

Lounge

17' 7" x 14' 7" (5.37m x 4.44m)

FIRST FLOOR

Landing

7' 8" x 3' 6" (2.34m x 1.06m)

Inner Landing

14' 8" x 3' 2" (4.46m x 0.97m)

Bedroom 2

14' 6" x 12' 5" (4.43m x 3.79m)

Bedroom 3

13' 5" x 11' 0" (4.08m x 3.36m)

Bathroom

8' 1" x 5' 6" (2.46m x 1.67m)

Bedroom 4/Study

9' 5" x 7' 9" (2.87m x 2.36m)

Bedroom 1 – Lobby

6' 1" x 3' 2" (1.85m x 0.96m)

SECOND FLOOR

Bedroom 1

25' 5" x 14' 6" (7.75m x 4.43m)

Ensuite Bathroom

12' 2" x 11' 2" (3.71m x 3.41m)



Possession

By arrangement.

Services

Mains water, electricity and drainage.
Electric central heating with electric underfloor heating on the ground floor.
uPVC double glazing.

The property is of cavity construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.