

**GREENWAYS
SYCAMORE CLOS
COLLINGS ROAD
ST PETER PORT**

Perry's Guide: Page 2A3

Ref: LR079
TRP: 200

TO LET



RENT: £2,400.00 pcm

Cranfords is delighted to offer for let this prestigious luxury town house which is ideally located just off the Rohais in Collings Road, and a short walk from town and all its amenities.

The property is built to impressive insulation levels, for modern and efficient living and has four bedrooms, all en-suite, spacious living area and a "top of the range" kitchen.

Greenways has been completely renovated back to the original four walls. It has a relatively unusual double apex roof, the original timbers of which (circa 1860) have been retained as have the features and the character of the front elevation. There are new floors and joints and it had been re-roofed. There is a very large kitchen with a superb range of AEG appliances, a 28 foot lounge/diner, a ground floor bedroom with en-suite shower and three further bedrooms on the first floor, again all en-suite and the master bedroom also has a dressing room. The gardens are a good size; there is a decked area and parking for four or more cars. This is a family home of style and character which has been renovated to the highest standards offering modern, comfortable living.

SUMMARY OF ACCOMMODATION

**Entrance Porch : Lounge/Dining Room : Kitchen : Utility : Cloakroom : 4 Bedrooms, all en-suite :
Parking : Gardens :**

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ACCOMMODATION COMPRISES:

Part glazed door opens into:

Entrance Porch: **6'5" x 3'2"**. Downlighters. Stairs to first floor. Doors to:

Study/Bedroom 4: **12'2" x 8'1"**. Window to front overlooking the garden. Downlighters. Alcove with spotlighting. Door to:

Ensuite

Shower room: **8'7" x 2'6"**. Three piece suite comprising shower unit with glazed door, low flush wc and pedestal wash hand basin.

Lounge/Dining Room: **28'2" x 10'**. Window to front. Window to side. Fully glazed hardwood French doors opening out on to decking. Downlighters. Access to understairs storage. Feature arched alcoves. Open into:

Kitchen: **14'11" x 13'7"**. Superb modern kitchen. Part glazed door to decking and window to rear. Downlighters. Full range of dark wood and ivory base and wall units with matching worksurfaces, incorporating a large 1½ bowl stainless steel sink and drainer and state of the art AEG appliances including Competence double oven, Micromat-Combi microwave and Favorit dishwasher, coffee maker, double fridge and freezer. Ceramic tiled floor. Door to:

Utility area: **12'5" (max) x 8'1" (max)**. Part glazed door and window to rear garden. Downlighters. Tiled floor. Plumbing for washing machine. Doors to:

Boiler room: **8' x 2'8"**. Tiled floor. Vaillant gas boiler and Smart ACV hot water cylinder.

Cloakroom: **4'6" x 3'10" (max)**. Two piece suite comprising pedestal wash hand basin and wc.

Returning to the Entrance Porch, stairs lead up to:

FIRST FLOOR:

Landing: **7'3" x 4'5"**. Velux window. Downlighters. Radiator. Doors to:

Master bedroom suite: Comprising:

Bedroom: **11'3" x 9'10"**. Windows to front over looking the garden and window to side. Downlighters. Two radiators. Door to:

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Dressing Room: 10'1" x 7'2". Downlighters. Radiator. Access to loft space. Door to:

En-suite bathroom: 9'2" x 5'4". Window to rear. Downlighters. Radiator. Fully tiled walls and floor. Extractor fan. Three piece suite comprising bath with large mirror and shower fittings over, pedestal wash hand basin and close coupled wc.

Bedroom 2: 13'5" x 11'7". Window to rear over looking garden. Downlighters. Two radiators. Door to:

Ensuite shower room: 8'1" x 4'8". Window to rear. Fully tiled walls and floor. Radiator. Three piece white suite comprising corner shower with glazed sliding doors, pedestal wash hand basin and wc.

Bedroom 3: 12'6" x 11'2" (max). Window to front looking out onto the garden. Downlighters. Radiator. Door to:

Ensuite Bathroom: 6'8" x 5'2". Window to front. Downlighters. Fully tiled floor and walls. Extractor fan. Three piece white suite comprising bath, low flush wc and pedestal wash hand basin.

EXTERIOR

Rear: There is a decked area at the rear of the villa with fencing giving some privacy, ample parking and a hard-standing suitable for a shed. The garden is laid to lawn with hedges and fencing on two sides and a high wall on the third. Trees, rockeries and a variety of shrubs together create an attractive garden.

Front: There is a planted border down one side and a paved path leads to the front door. The garden is lawned with a low curved granite wall which forms the boundary with the road.

SERVICES: Mains electricity, water and drainage. Oil fired central heating, with under floor heating on the ground floor.

RENTAL: £2,400.00 PCM

DEPOSIT: £2,400.00

TERM: ONE YEAR LEASE

VIEWING: Strictly by appointment.

NOTES: No smokers. No pets. Normal references will be required.

PLEASE NOTE: If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of **CRANFORD ESTATE AGENCY LTD**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORD ESTATE AGENCY LTD**.

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