

**'HOUSE A'
SYCAMORE CLOS
COLLINGS ROAD
ST PETER PORT**

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Ref: LR1508
TRP 175



PRICE: £540,000

Cranfords are delighted to have been appointed as joint sole agent for this prestigious development in St Peter Port. Ideally located just off the Rohais in Collings Road, and a short walk from town and all its amenities, Sycamore Clos comprises four luxury town houses and a spacious chalet bungalow.

The Town houses have three or four bedrooms, all en-suite, spacious living areas and "top of the range" kitchens, all built to impressive insulation levels, for modern and efficient living.

Prices range from £469,000 to £535,000.

SUMMARY OF ACCOMMODATION

Entrance Lobby : Lounge : Dining Room : Kitchen : Cloakroom : 3 Bedrooms, all en-suite : Parking : Garden :

House A, Sycamore Clos, Collings Road, St Peter Port

ACCOMMODATION COMPRISES:

Part glazed front door to:

Entrance Lobby: 5'7" x 5'2". Tiled floor. Stairs to first floor. Doors to Lounge, Dining Room and:

Cloakroom: 5'8" x 2'3". Tiled floor. W.C.

Lounge: 18'6" x 10'8" x 17' (max). L-shaped. Windows to front and rear. Hardwood glazed French doors to outside. Cupboard with understairs storage. Door to:

Dining Room: 18'6" x 8'9". Window to front and rear. Doorway through to:

Kitchen: 13'6" x 8'. Window to front. Two velux windows in vaulted ceiling. Half glazed door to parking area. Smart ACV gas boiler. Porcelain tiled floor.

Returning to lobby, stairs up to:

FIRST FLOOR:

Landing: 10'10" x 5'7". Window to rear. Doors to Bedroom 2 and Bedroom 3:

Bedroom 3: 12'7" x 8'9". Windows to rear. Downlighters. Door to:

En-suite: 8'8" x 5'. Window to front. 3 Piece white suite comprising bath, low flush W.C. and pedestal wash hand basin. Tiled floor. Tiled walls.

Bedroom 2: 12'8" x 10'9". Window to rear. Downlighters. Door to:

En-suite: 10'8" x 4'10". Window to front. Tiled floor. 3 Piece white suite comprising bath, low flush W.C. and pedestal wash hand basin with chrome mixer tap. Tiled floor. Tiled walls.

Returning to landing, stairs, with window to front, leading to:

SECOND FLOOR:

Master Bedroom: 13'9" x 13'1" (max). Velux window to front and 2 Velux windows to rear. Downlighters. Door to:

En-suite: 9'10" x 8'9". Velux windows to front and rear. 3 piece white suite comprising bath, low flush W.C. and pedestal wash hand basin. Tiled floor and fully tiled walls.

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OUTSIDE:

A pathway with gravel effect slabs leads to the front door with gardens to the front and left hand side of the property. Large granite walls form the boundary. A pathway leads down the right hand side of the property to a small patio off the lounge, a small garden area planted with shrubs and four parking spaces.

N.B All the rooms have solid oak skirting and architraves and the oak doors are dressed with stainless steel satin or polished door furniture. All the bedrooms are wired for flat screen T.V.'s, the windows are double glazed and there is a 25 year guarantee on the wood and a 10 year guarantee on the glass.

SERVICES: Mains electricity, gas, water and drainage. Under floor gas-fired central heating throughout the property.

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

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 **CRANFORDS ESTATE AGENCY LTD.**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORDS ESTATE AGENCY LTD.**