

**BRETEN
6 CLOS DU BOIS
GRAND BOUET
ST PETER PORT**

Ref: LR1816

Perry's Guide: Page 17F2

TRP 103



PRICE: £335,000

Breten is an attractive family home on a small clos, well-located for Town and all of its amenities. The exterior of the property belies the surprisingly spacious interior and accommodation comprises a light, airy lounge/diner with working fireplace, fully fitted kitchen, four bedrooms and bathroom. Breten has a lovely, sunny patio area which is low-maintenance, private and perfect for al-fresco dining. Breten also benefits from its own garage and there is further parking in the clos. Breten is a lovely spacious family home offering good value for money in today's market.

SUMMARY OF ACCOMMODATION:

Entrance Hall: Lounge: Four Bedrooms: Bathroom: Kitchen: Garage: Parking: Gardens

Breten, 6 Clos du Bois, St Peter Port

ACCOMMODATION COMPRISES

uPVC door with attractive glazed panels opens into:

Entrance Hall: **9'10" x 5'10"**. Cupboard housing electrics. Storage cupboard. Wall-mounted coat hooks. Stairs to first floor. Door to:

Kitchen: **10'4" x 7'8"**. Window to front. Tiled floor. Fitted with a range of light wood base and wall units incorporating 1½ bowl stainless steel sink and drainer unit and halogen hob, with tiled splashbacks. Appliances include Hotpoint First Edition washing machine, Hoover dishwasher, Hotpoint oven and integrated under-counter fridge and freezer.

Lounge/Dining Room: **16'5" x 14'**. Fully glazed uPVC sliding patio doors to rear courtyard. Radiator. Fireplace with tiled surround and hearth, and wooden mantle over. Range of fitted storage cupboards.

From the Entrance Hall, stairs to:

FIRST FLOOR

Landing: **11' x 6'1" & 9'6" x 3'3"**. 'L'-shaped. Access to all rooms.

Bedroom 1: **14'2"(max) x 12'3"**. Two windows to rear. Radiator.

Bedroom 2: **14'2" x 9'**. Window to front. Radiator.

Bedroom 3: **13'9" x 7'8"**. Window to front. Radiator.

Bedroom 4: **12'3" x 8'10"**. Window to rear. Radiator.

Bathroom: **7' x 6'2"**. Window to front. Wood-effect floor. Radiator. Three piece white suite comprising bath with twin grips in tiled surround, with shower attachment over, wash hand basin set into vanity unit with wall-mounted mirror above and low flush wc with concealed cistern.

Breten, 6 Clos du Bois, Grand Bouet, St Peter Port

OUTSIDE

Front: From the clos road, a gateway leads to the front garden which is bounded on all sides by a low rendered wall. The garden is laid mostly to lawn with a variety of colourful shrubs and flowering plants, with a fragrant rose-bush in the centre. A paved path leads to the front door.

To the right of the property is an archway which provides access to the rear garage area.

Garage: **15'5" x 9'9"**. Up and over door.

Rear: Accessed through the lounge, sliding patio doors open onto a patio area measuring approximately **20' x 15'**, which is bounded on all sides by a low-height wall with timber fencing atop. A gateway in the fencing leads to a pathway to the right, which provides access to the garage area and over which this property has a right of way.

SERVICES: Mains electricity, water, gas and drainage. Gas fired central heating (new boiler). uPVC windows.

PRICE INCLUDES: Carpets, curtains and light fittings as detailed. **NB.** Bedroom furniture available under through separate negotiation.

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**.

Breten, 6 Clos du Bois, Grand Bouet, St Peter Port

