

ST MICHEL LES MERRIENNES ST MARTINS

Perry's Guide: Page 24C4

Ref: LR1921
TRP 221

LOCAL MARKET



PRICE: £795,000

St Michel is a substantial, detached property situated a few minutes walk from St Martins Village and a short drive from town. A recent major renovation and extension has resulted in a fully dry-lined well insulated elegant and immaculate family home with a very useful lower ground floor with its own garden access, comprising a double bedroom, lounge (or fifth double bedroom) and large bathroom. The ground floor of the main house offers a spacious lounge, a newly-fitted contemporary kitchen/breakfast room (and separate utility room) opening out onto an elevated, decked terrace and a large shower room, whilst upstairs three double bedrooms including an impressive, newly-built master with a vaulted ceiling and Juliet balcony. There are stylish bathrooms/shower rooms on all three floors and current approved architect plans to add a sun lounge off the kitchen. To the front of the property are two entrances from the road providing parking for several cars and the rear garden is enclosed and private. St Michel is an as-new family home in a convenient location.

SUMMARY OF ACCOMMODATION:

Kitchen/Diner: Utility: Lounge: TV lounge/Bed Five: Four Double Bedrooms: Three Bathrooms: Gardens: Parking

St Michel, Les Merriennes, St Martins

ACCOMMODATION COMPRISES

uPVC door opens into:

- Entrance Hall:** **8'5" x 6'3"**. Window to front. Tiled floor with ornate edging. Cupboard housing electricity meters. Two steps up to period door with decorative glass panels, which leads to:
- Inner Hall:** **13'7" x 6'9"**. Oak flooring. Coving. Stairs to first floor and lower ground floor. Doors to:
- Lounge:** **23'9" x 10'4"**. Three windows to front. Oak flooring. Two radiators. Coving. This is a light and elegant room.
- Shower Room:** **9'6" x 9'3"**. Window to rear with opaque glass. Tile-effect floor. Partly tiled walls. Coving. Downlighters. Three piece white suite comprising corner shower with curved screen, wash hand basin set into vanity unit with mirror above, and low flush wc. White ladder-style heated towel rail. Large storage cupboard.
- Kitchen/Diner:** **17' x 14'9"**. Large window to rear. French doors to elevated rear decking. Amtico wood effect flooring. Underfloor heating. Fitted with a range of cream base and wall units with Corian worksurfaces over with moulded Corian 1½ bowl sink and drainer unit and tiled splashbacks. Appliances include Belling double oven, Samsung stainless steel wine fridge and Hotpoint American-style fridge/freezer. Door to:
(NB. there are current approved plans for a 16 x 16 ft extension off the kitchen to be used as a sun lounge)
- Utility Room:** **7'7" x 6'6"**. Fitted with a range of cream base and wall units with work surfaces over incorporating a stainless steel sink and drainer unit. Appliances include Hotpoint washer, separate dryer and Hotpoint freezer.

Returning to Inner Hall, door to stairs and:

Lower Ground Floor

- Hallway:** **10' x 6'2"**. Doors to:
- Bathroom:** **6'10" x 9'** Window to front with opaque glass. Fully tiled floor and walls. Three piece white suite comprising panel bath with shower attachment over, pedestal wash hand basin with mirror over, and low flush wc. Access to large cupboard housing hot water cylinder.
- Bedroom 5/ Snug:** **13' x 9'**. Window and door to rear garden. Fireplace with wooden surround. Downlighters. Access to under stairs storage.
- Bedroom 4:** **17' x 9'**. Window to front. Radiator. Downlighters.

FIRST FLOOR

- Landing:** **16' x 7'8"(max)**. Window to rear. Coving. Access to fully floored and insulated loft space. With built in shelving for computer/ study area.

St Michel, Les Merriennes, St Martins

- Bathroom:** **8' x 6'5"**. Window to rear. Fully tiled floor and walls. Four piece white suite comprising panel bath with central tap, corner shower with rain head, wash hand basin set into vanity unit with storage below, and low flush wc. Heated towel rail.
- Bedroom 2:** **13'8" x 13'(max)**. Two windows to front. Window to side. Coving. Radiator. Five door run of fitted wardrobes.
- Bedroom 3:** **12'1" x 9'6"**. Window to front. Coving. Radiator. Three door run of fitted wardrobes.
- Bedroom 1:** **16'1" x 14'**. French doors to rear with Juliet balcony. Large window to side. Window to front. This recently finished room has an impressive vaulted ceiling and has a feeling of grandeur. In the corner of the room is the required plumbing to add an ensuite if desired (plans already approved).

EXTERIOR

- REAR:** From the kitchen, French doors open onto a decked area (18'6" x 7') with ample space for a bistro set. Six steps down lead to the rear garden which is laid mostly to lawn and bounded on all sides by mature hedging. In one corner of the garden is a store and in the other is a hard surface ideal for eating and outside entertainment. At the front of the garden, a low timber fence leads to the first of two parking areas.
- FRONT:** This impressive Victorian property is bounded from the road by a low granite wall. Openings on either side of this wall provide parking for three cars, with further space available if required. The fore garden is gravelled, with palm trees and attractive flowers.

SERVICES: Mains electricity, water and drainage. Electric heating.

PRICE INCLUDES: Carpets and light fittings as detailed.

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**.

St Michel, Les Meriennes, St Martins



St Michel, Les Meriennes, St Martins

