

Netherfield

Castel



Cranfords are delighted to offer Netherfield to the local market. Located on the highly praised Rue Du Preel, this charming Guernsey Cottage enjoys a central position on the island, with many essential amenities just a short drive away. Upon arrival, guests are welcomed by ample parking space and a beautifully presented facade. Inside, the ground floor features two generously sized double bedrooms and a spacious lounge/diner, complete with a cozy fireplace. The lounge leads through to a well-maintained kitchen and utility area, both in excellent condition thanks to the current owners. Additionally, there is a ground-floor bathroom, which includes both a large spa bath and a shower for added convenience. On the first floor, you'll find another shower room and two further double bedrooms, both offering great space and lovely character features. At the rear of the property, a sunny patio and decked area provide an ideal space for outdoor relaxation. The low-maintenance garden includes a shed for extra

- ✓ 4 Bedrooms
- ✓ Extremely Well Kept Property
- ✓ Great Central Location
- ✓ TRP 156
- ✓ Chain Free
- ✓ 2 Bathrooms
- ✓ True Move In Condition
- ✓ Rear Decking, Patio & Shed
- ✓ LR3283

storage. Early viewing is highly recommended to appreciate all that this property offers.



## Accommodation

### Ground Floor

#### Entrance Hall

13' 8" x 5' 1" (4.17m x 1.55m)

#### Bedroom 2/Dining Room

12' 0" x 12' 0" (3.66m x 3.66m)

#### Lounge/Diner

21' 5" x 12' 5" (6.53m x 3.78m)

#### Kitchen

Appliances include Neff 4 ring electric hob, Neff oven and Bosch fridge/freezer.

17' 4" x 9' 4" (5.28m x 2.84m)

#### Utility

Appliances include LG washing machine, Hotpoint fridge and LEC tumble dryer.

8' 7" x 6' 0" (2.62m x 1.83m)

#### Family Bathroom

11' 6" x 7' 1" (3.51m x 2.16m)

#### Bedroom 1

Fitted wardrobes

14' 6" x 11' 6" (4.42m x 3.51m)



**First Floor**

**Bedroom 3**

13' 4" x 12' 0" (4.06m x 3.66m)

**Bedroom 4**

13' 4" x 12' 0" (4.06m x 3.66m)

**Shower Room**

6' 7" x 2' 5" (2.01m x 0.74m)

**services**

Mains electricity and water and drainage.  
Electric Central heating.

**Price includes**

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

**viewings**

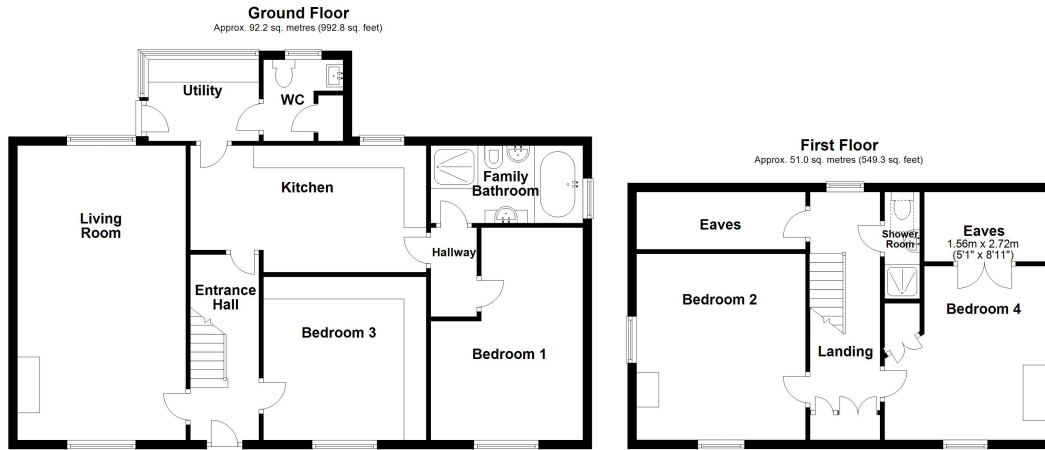
By arrangement.

**please note**

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Total area: approx. 143.3 sq. metres (1542.1 sq. feet)



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