

Palheiros

St Peter Port



Cranfords are delighted to present Palheiros to the local market. This well-proportioned four-bedroom bungalow is discreetly positioned at the rear of a quiet clos just off Les Ozouets Road, offering a peaceful setting while remaining only a short drive from Town and the Rohais. The accommodation is centered around a spacious entrance hall, with the master bedroom located directly ahead. This room benefits from bi-folding doors opening onto the garden, providing flexibility to be used as an additional reception space if desired. Just off the entrance hall is a practical utility room with plumbing for both a washing machine and tumble dryer, ideal for storage of coats and footwear. Further accommodation includes a family shower room, a well-appointed kitchen/breakfast room with ample storage, and a lounge/diner. An inner hallway leads to three further double bedrooms, two of which feature fitted wardrobes. Externally, the property offers two allocated parking spaces and an enclosed, private rear

- ✓ 4 Bedrooms
- ✓ Beautifully Presented
- ✓ Cavity Built + Thermoboarded
- ✓ Fully Renovated By Current Owners
- ✓ Electric Car Cable In Place - Needs Connecting
- ✓ LR3375
- ✓ Semi-Detached Bungalow
- ✓ 2 Bathrooms
- ✓ True Move In Condition
- ✓ Parking For 2 Vehicles
- ✓ Private Rear Enclosed Garden
- ✓ Nearby Local Amenities
- ✓ TRP 161

garden, finished with brick paving and astro turf, along with a garden shed. Early viewing is highly recommended to fully appreciate the location, flexibility, and overall offering of Palheiros.



Accommodation

Ground Floor

Entrance Hall

23' 5" x 5' 5" (7.14m x 1.65m)

Utility

9' 1" x 7' 1" (2.77m x 2.16m)

En-Suite Bathroom

10' 0" x 5' 0" (3.05m x 1.52m)

Bedroom 1

14' 7" x 13' 7" (4.45m x 4.14m)

Shower Room

8' 3" x 6' 3" (2.51m x 1.91m)

Kitchen/Breakfast

Appliances include AEG 5 ring electric hob, Zanussi single oven, extractor fan, AEG fridge/freezer, AEG dish washer & Zanussi microwave
14' 6" x 9' 0" (4.42m x 2.74m)

Lounge/Diner

17' 0" x 13' 0" (5.18m x 3.96m)

Bedroom 4

13' 0" x 7' 2" (3.96m x 2.18m)



Bedroom 3

Fitted wardrobes.
12' 2" x 11' 0" (3.71m x 3.35m)

Bedroom 2

Fitted wardrobes.
13' 0" x 11' 0" (3.96m x 3.35m)

Services

Mains electricity, water and drainage. Electric central heating.

Price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

viewing

Strictly by appointment.

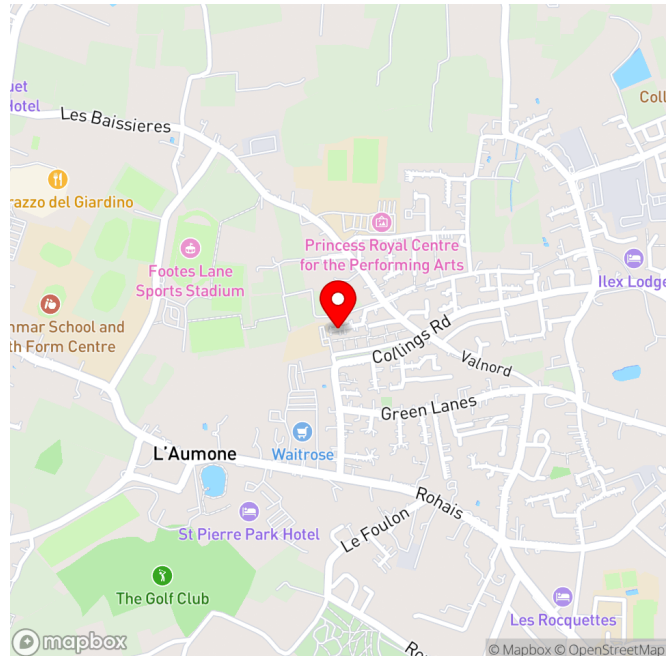
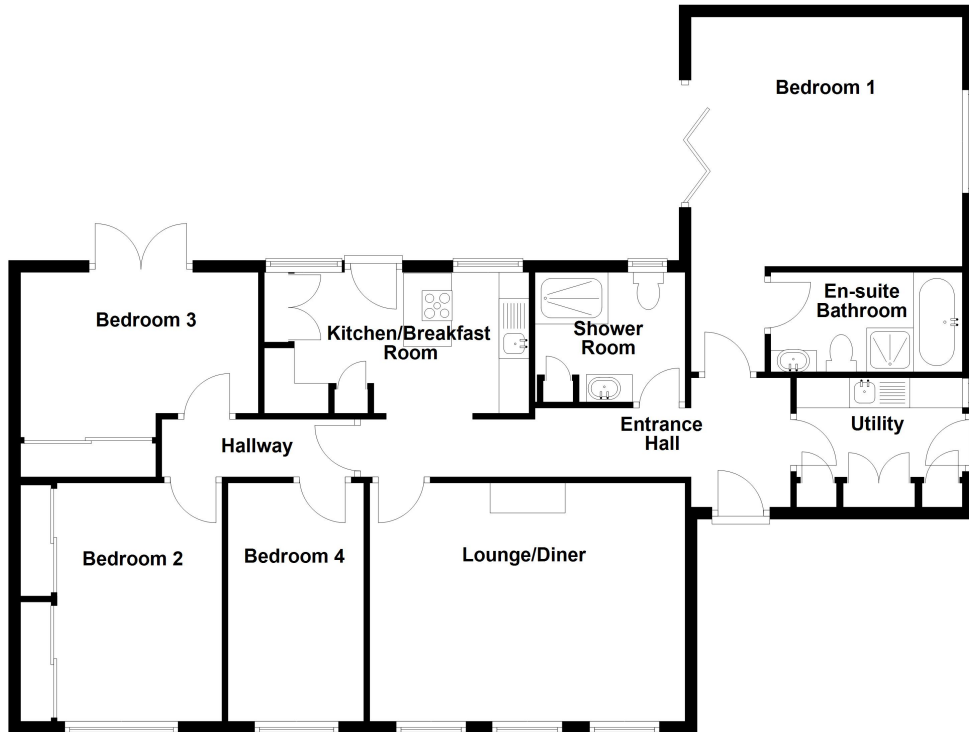
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Ground Floor



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