



## Hyggelige

5 Collings Road | St Peter Port |

Hyggelige is a detached family home that is presented to the market in excellent condition and benefits from being in a convenient town location with shops and restaurants nearby, a bus route on the door step and schools within easy walking distance. This modern property is located in a quiet clos of similar houses and offers fantastic potential to extend if so required. Accommodation comprises lounge/diner, kitchen, three bedrooms, a bathroom, an en-suite shower room and a WC. To the rear of the property is a sunny, south facing garden. In addition to the garage, the front drive provides parking for two cars.

**£595,000**

ESTATE AGENTS & PROPERTY MANAGERS

**3 BEDROOMS**

**2 BATHROOMS**

**1 RECEPTION**

**Shields  
& Rutland**

OPENING DOORS SINCE 1993



# PHOTOS





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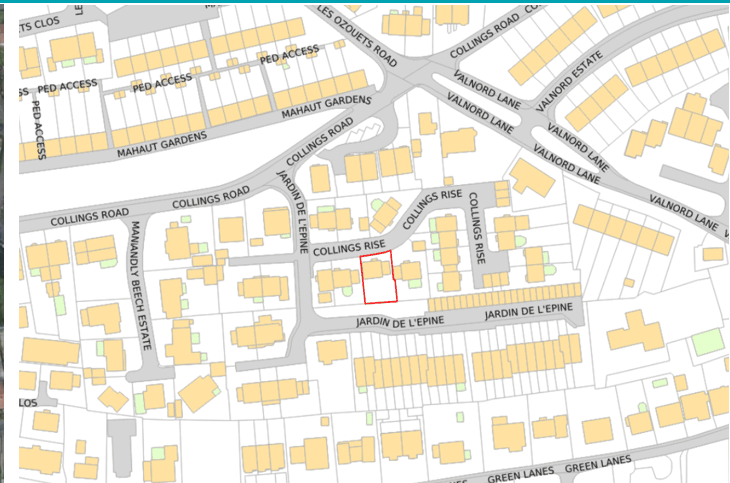
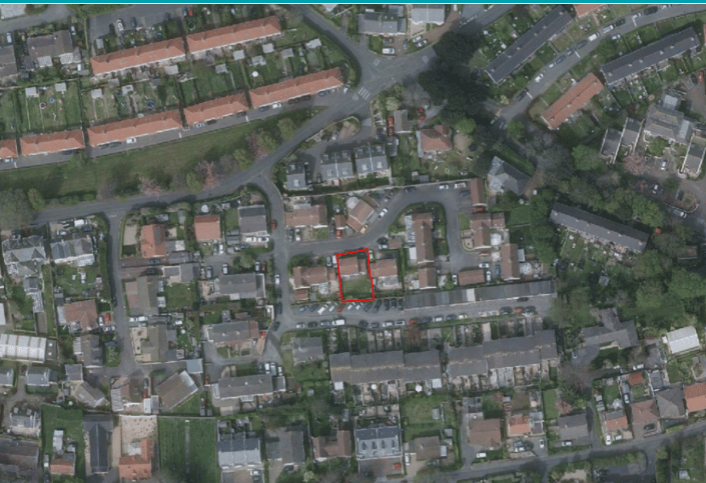


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

4.02m x 2.16m (13' 2" x 7' 1")

## Lounge/Diner

6.05m x 3.55m (19' 10" x 11' 8")

## Kitchen

3.49m x 1.89m (11' 5" x 6' 2")

## WC

2.23m x 1.19m (7' 4" x 3' 11")

## First Floor Landing

3.16m x 2.66m (10' 4" x 8' 9")

## Bedroom 1

3.87m x 2.68m (12' 8" x 8' 10")

## Ensuite

1.66m x 1.24m (5' 5" x 4' 1")

## Bedroom 2

3.87m x 3.25m (12' 8" x 10' 8")

## Bedroom 3

3.16m x 1.82m (10' 4" x 6' 0")

## Bathroom

2.22m x 2.13m (7' 3" x 7' 0")

## Garden

To the rear of the property is a sunny, south facing garden.

## Parking

In addition to the garage, the front drive provides parking for two cars.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Light accommodation
- Convenient town location
- Quiet clos
- Potential to extend

## SERVICES

Mains water, electricity and drainage.

## APPLIANCES INCLUDED

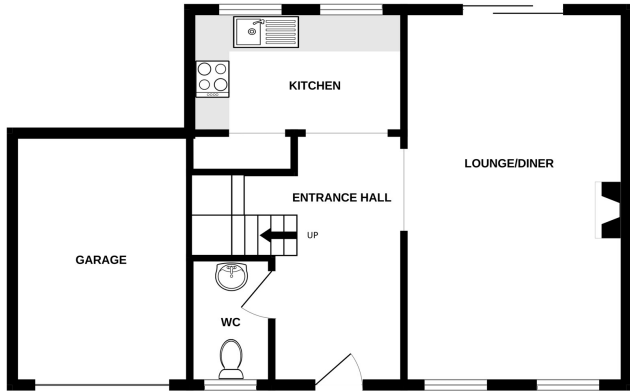
- Integrated fridge
- Integrated freezer
- Integrated dishwasher
- Beko double oven
- Beko induction hob
- Extractor fan
- Washing machine
- Tumble dryer

## SCHOOL CATCHMENT

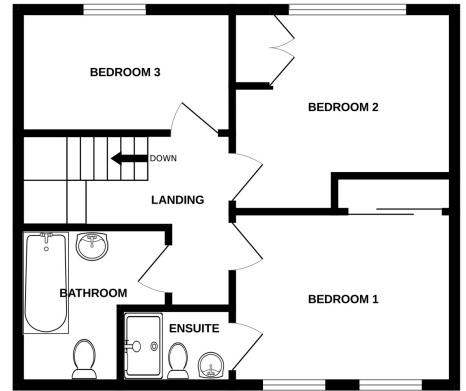
Vauvert Primary School and Les Varendes High School



GROUND FLOOR



1ST FLOOR



HYGGELIGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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