



# 1 Sycamore Clos

Collings Road | St Peter Port | GY11GG

This detached family home is of modern construction and provides spacious accommodation and low maintenance living. The property is offered to the market in move-in condition with brand new flooring recently fitted in the majority of the rooms. Number 1 Sycamore is located on a small clos of similar houses and within walking distance of the town centre and other key St Peter Port amenities. The accommodation is shared over three floors and comprises a large lounge/diner, dining room (which could be partitioned to create a fourth bedroom), a kitchen, three double bedrooms each with en-suite bathrooms and a WC. To the front of the property is a lawned area bound by hedging and a granite wall. A pathway leads to a side patio area which then continues to the rear. The rear paved area provides a private outside space but also links up to the driveway so there is an option to park multiple cars, if required.

£720,000

SOLE  
AGENT

3 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland







PHOTOS

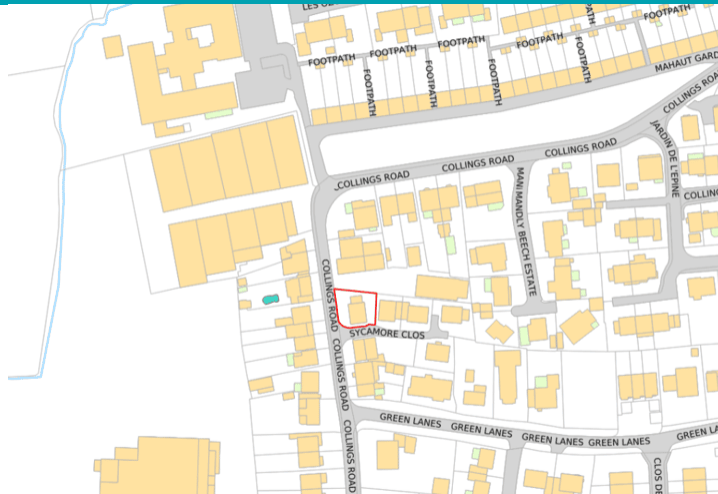
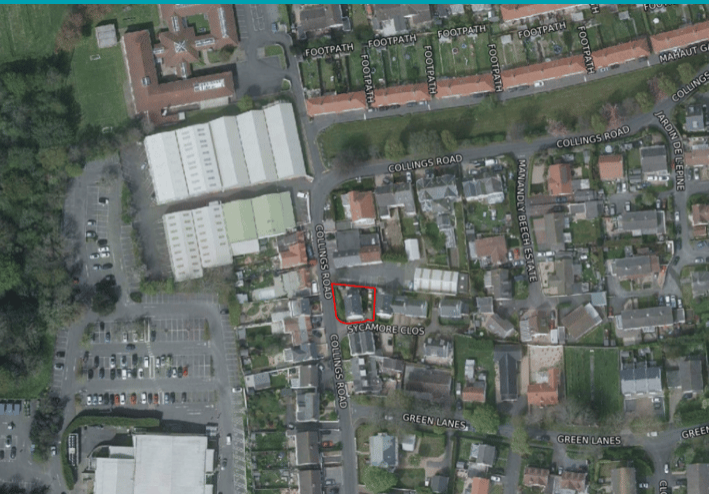








# SPECIFICATIONS



**Entrance Hall**

3.65m x 2.26m (12' 0" x 7' 5")

**WC**

1.82m x 1.14m (6' 0" x 3' 9")

**Lounge**

5.76m x 5.35m (18' 11" x 17' 7")

**Dining Room**

5.76m x 2.79m (18' 11" x 9' 2")

**Kitchen**

4.39m x 2.69m (14' 5" x 8' 10")

**First Floor Landing**

2.84m x 2.24m (9' 4" x 7' 4")

**Bedroom 2**

4.01m x 3.40m (13' 2" x 11' 2")

**En-suite Bathroom**

3.37m x 1.60m (11' 1" x 5' 3")

**Bedroom 3**

3.98m x 2.81m (13' 1" x 9' 3")

**En-suite Bathroom**

2.76m x 1.60m (9' 1" x 5' 3")

**Inner Hall**

2.88m x 2.24m (9' 5" x 7' 4")

**Master Bedroom**

5.35m x 4.14m (17' 7" x 13' 7")

**En-suite Bathroom**

3.12m x 2.79m (10' 3" x 9' 2")

**Garden**

To the front of the property is a lawned area bound by hedging to one side and granite walls. A pathway leads to a paved area which continues around one side of the property.

**Parking**

A driveway provides parking for several cars.

**PRICE INCLUDES**

Curtain/blinds currently in place and light fittings

**SPECIAL FEATURES**

- Low maintenance garden
- Convenient location
- Light and spacious accommodation
- Potential to make into a four bed

**SERVICES**

Mains water, electricity and drainage. Gas central heating.

**APPLIANCES INCLUDED**

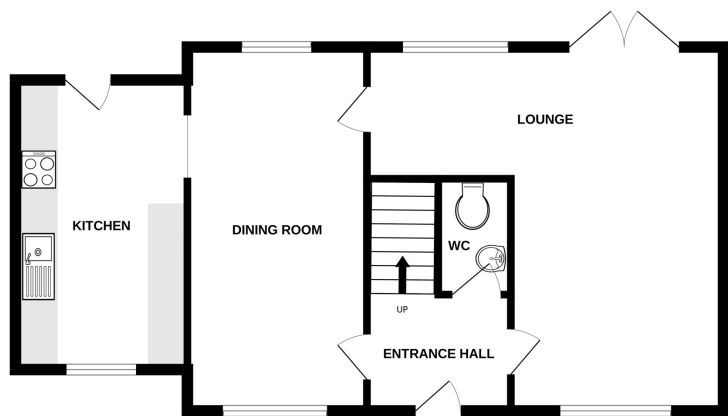
- 2 AEG ovens
- Hob with extractor fan
- Fridge/freezer
- Dishwasher
- Washing machine
- Tumble dryer

**SCHOOL CATCHMENT**

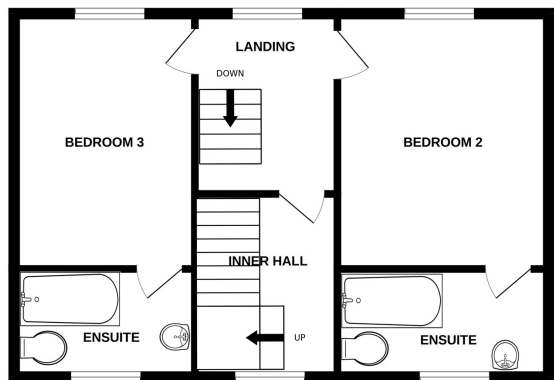
Vauvert Primary School and Les Varendes High School



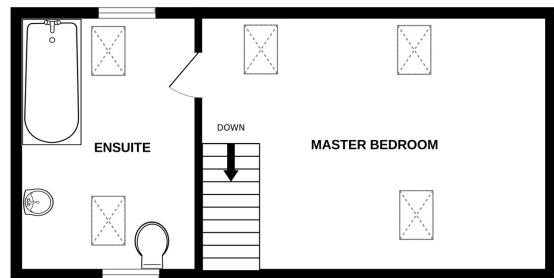
GROUND FLOOR



1ST FLOOR



2ND FLOOR



1 SYCAMORE CLOS

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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