

SOLE
AGENT

Number 3, Sunrise

Route Du Coucher Du Soleil | Route de Carteret |

This recently built semi-detached three bedroom property is situated in a quiet Clos just a few minutes walk away from the West Coast and the neighbouring amenities. This family home has been finished to a high specification throughout offering spacious open plan living and early viewing is recommended to avoid disappointment. Accommodation comprises large entrance porch, open plan lounge/kitchen/diner, cloakroom, two bedrooms (with ensuite to master), family shower room, bedroom three/study and large attic room. To the rear of the property is a good size enclosed garden with a patio ideal for alfresco dining. The property also benefits from parking for two cars. Strictly no pets, smokers or sharers. Available early March 2024.

£2,800 pcm

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

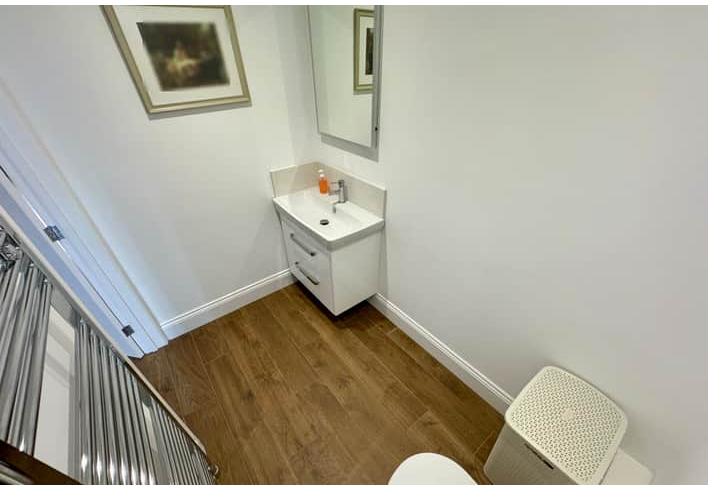
2 BATHROOMS

1 RECEPTION

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



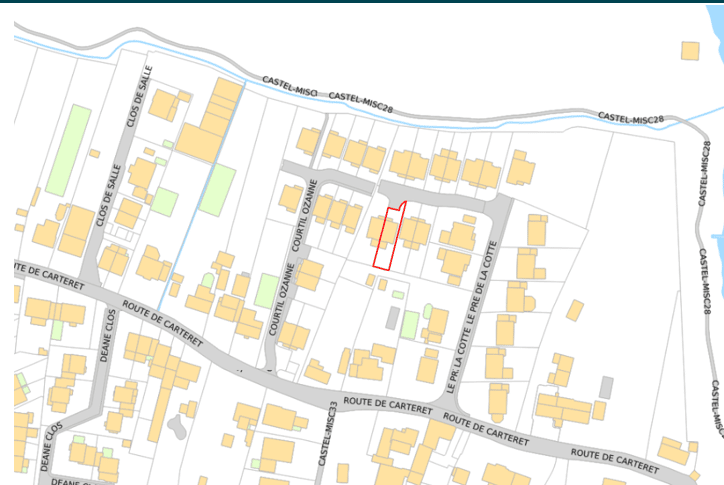
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.44m x 1.35m (8' 0" x 4' 5")

Kitchen/Lounge/Diner

11.94m x 4.75m (39' 2" x 15' 7")

WC

2.43m x 1.52m (8' 0" x 5' 0")

First Floor Landing

3.71m x 2.18m (12' 2" x 7' 2")

Master Bedroom

3.37m x 3.35m (11' 1" x 11' 0")

Ensuite

3.34m x 1.47m (10' 11" x 4' 10")

Bedroom 2

3.48m x 2.58m (11' 5" x 8' 6")

Bedroom 3/Study

3.00m x 2.41m (9' 10" x 7' 11")

Family Shower Room

2.27m x 2.17m (7' 5" x 7' 1")

Attic Room

4.00m x 3.58m (13' 1" x 11' 9")

Garden

To the rear of the property is a good size enclosed garden with a patio ideal for alfresco dining.

Parking

There is parking for two cars.

PRICE INCLUDES

Curtains, blinds as fitted and light fittings.

SPECIAL FEATURES

- New build
- Quiet clos
- Near West Coast
- Spacious accommodation

SERVICES

Main water, electricity and drainage. Oil central heating.

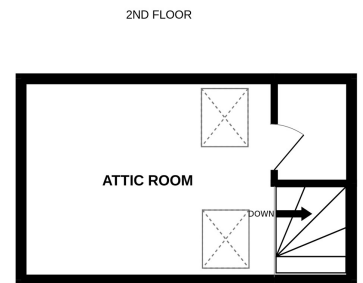
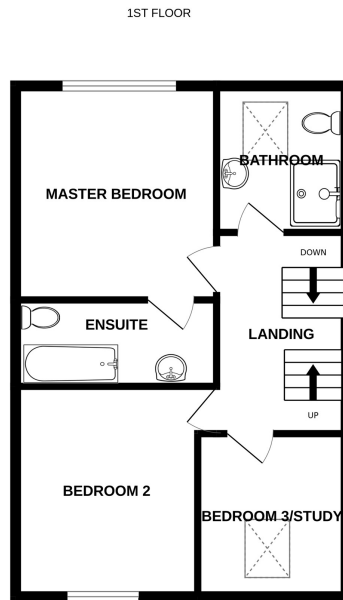
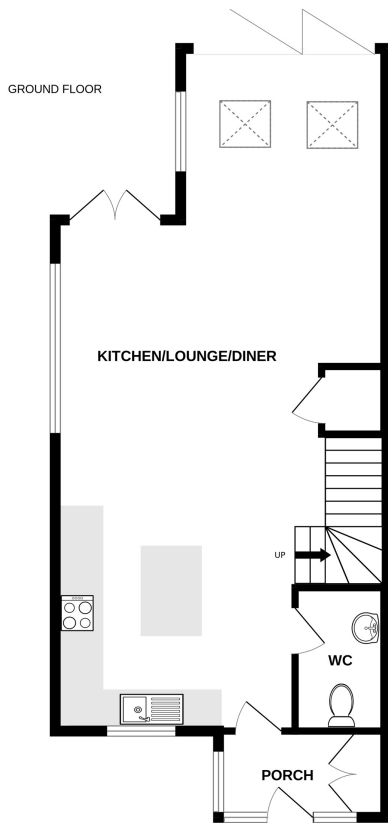
APPLIANCES INCLUDED

- Neff washing machine
- AEG tumble dryer
- Neff fridge/freezer
- Neff combi oven
- Neff microwave
- Neff hob
- Neff extractor fan
- Neff dishwasher

SCHOOL CATCHMENT

La Mare de Carteret Primary School and St Sampsons High

FLOORPLAN



3 SUNRISE

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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