

SOLE  
AGENT

## Dijon

St Clements Road | St Peter Port |

Dijon is a beautiful example of a traditional town house that has been tastefully decorated and wonderfully presented by the current owners. This family home is in move-in condition and offers spacious rooms that are bursting with original features. The property is conveniently located in a quiet area of St Peter Port with the town centre, Admiral Park and Beau Sejour a short walk away. Accommodation comprises large lounge/diner, spacious kitchen/diner, four bedrooms, two bathrooms and a utility room. This wonderful house also benefits from excellent storage owing to a basement which is accessed from outside. To the rear is a low maintenance garden which has a patio, small lawn and a gravel area. To the side is a driveway that provides parking for a single vehicle.

**£745,000**

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



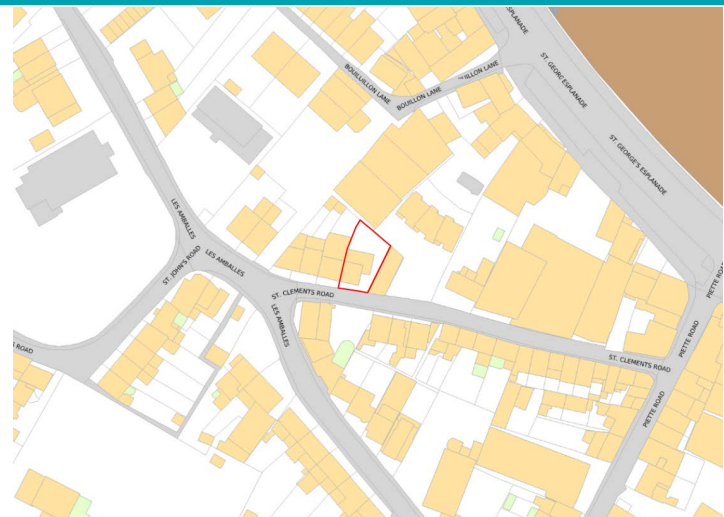
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

5.38m x 1.55m (17' 8" x 5' 1")

## Lounge

5.80m x 3.60m (19' 0" x 11' 10")

## Shower Room

2.26m x 2.24m (7' 5" x 7' 4")

## Kitchen/Diner

5.97m x 3.45m (19' 7" x 11' 4")

## Utility Room

2.60m x 2.13m (8' 6" x 7' 0")

## First Floor Landing

3.70m x 2.69m (12' 2" x 8' 10")

## Bedroom 3

3.60m x 2.46m (11' 10" x 8' 1")

## Bedroom 2

3.56m x 3.07m (11' 8" x 10' 1")

## Bathroom

2.06m x 1.83m (6' 9" x 6' 0")

## Second Floor Landing

2.87m x 1.11m (9' 5" x 3' 8")

## Bedroom 4/Study

2.82m x 2.50m (9' 3" x 8' 2")

## Master Bedroom

4.52m x 2.92m (14' 10" x 9' 7")

## Cellar

5.46m x 5.36m (17' 11" x 17' 7")

## Garden

To the rear is a low maintenance garden which has a patio, small lawn and a gravel area.

## Parking

To the side is a driveway that provides parking for a single vehicle.

## PRICE INCLUDES

Curtains, carpets/flooring and light fittings.

## SPECIAL FEATURES

- Outskirts of town centre
- Excellent storage
- Low maintenance garden
- Original features

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

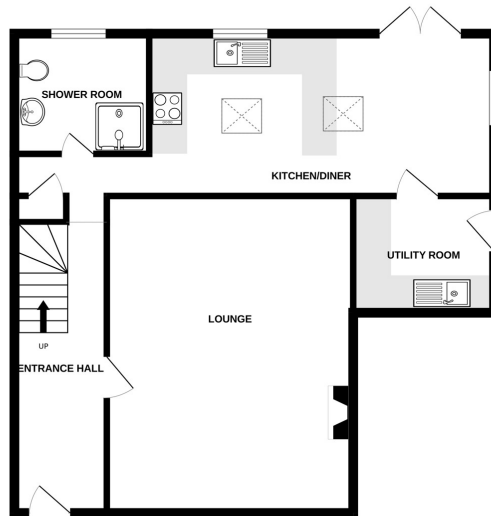
## APPLIANCES INCLUDED

- Oven
- Five ring hob
- Extractor fan
- Dishwasher
- Fridge
- Fridge/Freezer
- Washing machine
- Tumble dryer

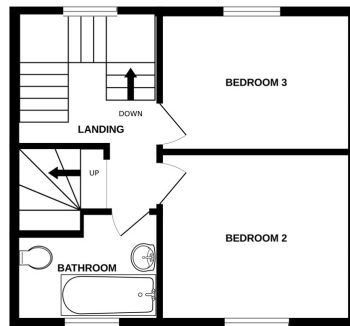
## SCHOOL CATCHMENT

- Amherst Primary School and Les Varendes High School

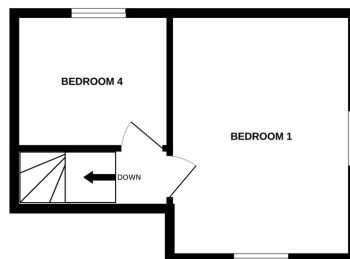
GROUND FLOOR



1ST FLOOR



2ND FLOOR



DIJON

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.  
Made with Metropix ©2023