



### 3 Clos de Pierre

Collings Road | St Peter Port |

This semi-detached family home is located on a modern clos of five properties all of which have been finished to an extremely high standard. This wonderful, spacious property is situated on the outskirts of St Peter Port and within walking distance of Cambridge Park, Beau Sejour and Town. Accommodation comprises open plan lounge/kitchen/diner, four bedrooms, two bathrooms and a utility/WC. To the front of the property is parking for two cars and to the rear is a low maintenance garden.

**£795,000**

SOLE  
AGENT

4 BEDROOMS

2 BATHROOMS

1 RECEPTION



PHOTOS





PHOTOS





# SPECIFICATIONS



## Entrance Hall

## Lounge/Kitchen/Diner

8.97m x 6.36m (29' 5" x 20' 10")

## Utility/WC

1.80m x 1.60m (5' 11" x 5' 3")

## First Floor Landing

## Master Bedroom

3.50m x 3.50m (11' 6" x 11' 6")

## Dressing Area

1.88m x 1.42m (6' 2" x 4' 8")

## Ensuite

2.50m x 1.70m (8' 2" x 5' 7")

## Bedroom 2

3.50m x 3.48m (11' 6" x 11' 5")

## Bathroom

3.45m x 1.90m (11' 4" x 6' 3")

## Second Floor Landing

## Bedroom 3

3.50m x 2.97m (11' 6" x 9' 9")

## Bedroom 4

3.50m x 2m (11' 6" x 6' 7")

## Garden

A low maintenance, fully enclosed side and rear garden with gated access to the front of the property and the parking area.

## Parking

A brick paved parking area provides parking for two cars.

## PRICE INCLUDES

Flooring and light fittings.

## SPECIAL FEATURES

- Spacious accommodation
- Enclosed rear garden
- Convenient location

## SERVICES

Mains water, electricity and drainage. Electric heating.

## APPLIANCES INCLUDED

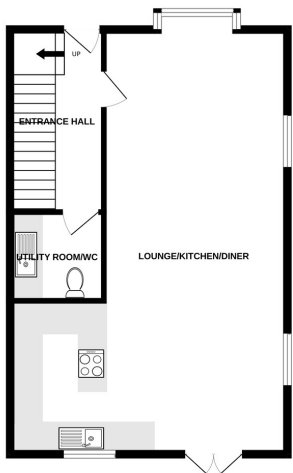
- Neff twin ovens,
- Integrated fridge and freezer,
- Integrated Neff dishwasher
- Neff halogen hob
- Extractor fan

## SCHOOL CATCHMENT

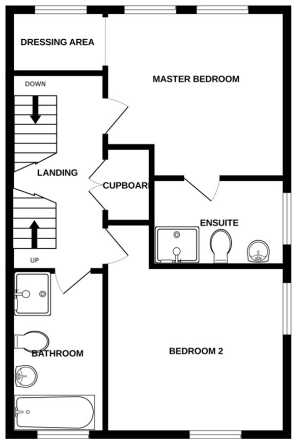
Amherst Primary School and St Sampson's High School



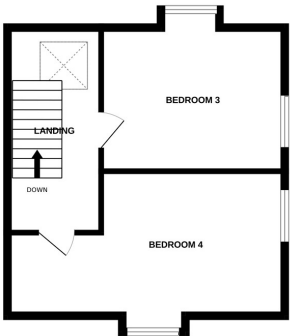
GROUND FLOOR



1ST FLOOR



2ND FLOOR



CLOS DE PIERRE

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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