



SOLE  
AGENT

## Number 2, Sunrise

Route du Coucher du Soleil | Route de Carteret | Castel | GY5 7YZ

This 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. Accommodation comprises large entrance porch, open plan living/kitchen/dining room, cloakroom, two bedrooms (with en-suite to master), family bathroom, bedroom three/office and large attic room. To the rear of the property is a garden with a patio area ideal for alfresco dining. The property also benefits from parking for two cars. Regret not suitable for pets, smokers or sharers. Available mid-March.

**£2,830 pcm**

**3 BEDROOMS**

**2 BATHROOMS**

**1 RECEPTION**

**Shields  
& Rutland**

## PHOTOS



## PHOTOS



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# SPECIFICATIONS



## Entrance Hall

8' x 4' (2.44m x 1.23m)

## Kitchen/Lounge/Diner

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

## WC

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

## Landing

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

## Family Bathroom

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

## Master Bedroom

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

## Ensuite

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

## Bedroom 2

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

## Bedroom 3/Office

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

## Attic Room

13' 2" x 11' 9" (4.01m x 3.58m)

## Garden

To the rear of the property is a low maintenance garden with a patio area ideal for al fresco dining.

## Parking

There is parking for two cars.

## PRICE INCLUDES

Carpets, blinds as fitted and light fittings

## SPECIAL FEATURES

- New build
- Quiet clos
- High specification
- Near West Coast

## SERVICES

Main water, electricity and drainage. Oil central heating.

## APPLIANCES INCLUDED

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

## SCHOOL CATCHMENT

La Mare de Carteret Primary School and St Sampson High School

# FLOORPLAN



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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OPENING DOORS SINCE 1993