

Piglets Corner

Perry's: 30 D1

TRP: 143

Parish: St Martins

Price: £525,000



“Piglets Corner” is an immaculately presented and fully renovated granite fronted 3 bedroom semi-detached Cottage situated within St Martins village and all it's amenities.

The property benefits from contemporary style in design, well appointed rooms, enclosed rear garden, parking and garage an ideal family home.

Near to St Martins primary school so early viewing is recommended.

Accommodation comprises:- Entrance Hall. Shower Room. Living Room. Dining Room. Kitchen. 3 Bedrooms. Family Bathroom. Garage and Parking and Gardens.

- 3 Bedroom semi-detached cottage
- Immaculately presented
- Contemporary style in design
- Within St Martins Village
- Garage parking and gardens.



Entrance hallway



Shower room (ground floor)

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Twin glazed inset top light wooden door into:-

ENTRANCE HALL

Stairs to first floor. Cupboard housing electrics. Radiator. Recessed ceiling lights. Carpet. Wall lights. Doors off to:-

SHOWER ROOM 2.97m (9'9") max incl recess x 1.71m (5'7") max

Contemporary styled in design with walk-in shower cubicle and tiled seat. Pedestal hand basin with tiled splash backs, shaver/light point over. WC. Heated towel rail. Partly tiled walls. Recessed ceiling lights. Ceramic tiled flooring. Vent-Axia fan.

LIVING ROOM 6.90m (22'7") max x 3.28m (10'9") excl alcove

Sash window with blinds overlooking front garden. Door to storage cupboard. Inset display alcove. TV/Sat/Phone points. Twin radiators. Carpet. Step down to:-

DINING ROOM 3.23m (10'7") x 2.94m (9'8")

Central vaulted glazed skylight design. Upvc sash windows to side garden, with Upvc glazed door to rear garden. Wall lights. Radiator. Ceramic flooring. Doors off to:-

UTILITY ROOM 2.48m (8'2") x 1.39m (4'7")

Built-in floor units with worktops over incorporating a stainless steel "Franke" sink unit with mixer tap over. Inset alcove shelving. Heated towel rail. Ceramic tiled flooring. Heating controls. Recessed ceiling lights. Hotpoint washing machine.

KITCHEN 4.88m (16') max x 3.45m (11'4") max

Superb contemporary styled in design gloss white Nobila floor and wall units with light colour worktops over incorporating a "Franke" stainless steel 1 1/2 drainer sink unit with mixer tap over. Ceramic tiled flooring. Recessed ceiling lights. Shaker style tallboy cupboard and drawers with central Neff designer coffee maker. Integral appliances include cutting edge designer "Franke" extractor fan. Baumatic 4 ring electric hob. Zanussi stainless steel oven and grill unit. Electrolux fridge/freezer. Hotpoint tumble dryer. Neff dishwasher.



Dining room



Kitchen



Back to entrance hall, stairs up to first floor

LANDING

Door to storage cupboard housing pressurised cylinder. Recessed ceiling lights. Radiator. Doors off to:-

BEDROOM 2 3.44m (11'3") x 3.02m (9'11")

Sash window with blinds to front. Fitted wardrobes and storage cupboard. Radiator. TV/Phone point. Carpet. Recessed ceiling lights.

BEDROOM 3 3.44m (11'3") excl alcove x 2.27m (7'5") max

Upvc window to rear and side gardens. Built-in wardrobes and storage cupboard. Radiator. Carpet. TV/Phone points. Recessed ceiling lights.

MASTER BEDROOM 2.85m (9'4") max x 2.69m (8'10") max

Upvc windows with blinds to rear and side gardens. Built-in wardrobes and large storage cupboard. Phone/TV points. Carpet. Radiator. Recessed ceiling lights.

FAMILY BATHROOM 2.41m (7'11") x 1.64m (5'4")

Velux window to side. 3 piece contemporary styled suite in white, comprising tiled panel bath with mixer tap shower attachment. Pedestal hand basin. WC with concealed cistern. Heated towel rail. Mirror and shaver light point. Tiled walls. Ceramic tiled flooring. Recessed ceiling lights.



Landing



Family bathroom



EXTERIOR

FRONT

The property is approached through a cast iron pedestrian gateway onto a brick paved pathway leading up to the front door, front lawn garden, bounded by low granite walls and mature hedging. Wooden door to:-

SIDE / REAR GARDENS

The garden carries on to the rear of the property mostly laid to lawn with mature banked hedging and Jackson larch lap fencing gateway leads on to the brick paved rear parking area for 3 / 4 cars and access to the oil tank and garage.

GARAGE

Electric up and over door. Power and lighting with good storage above.

Services:

Mains Electricity, water, drains, oil fired central heating. Wooden double glazed doors. Upvc double glazed windows and patio doors.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



Master bedroom

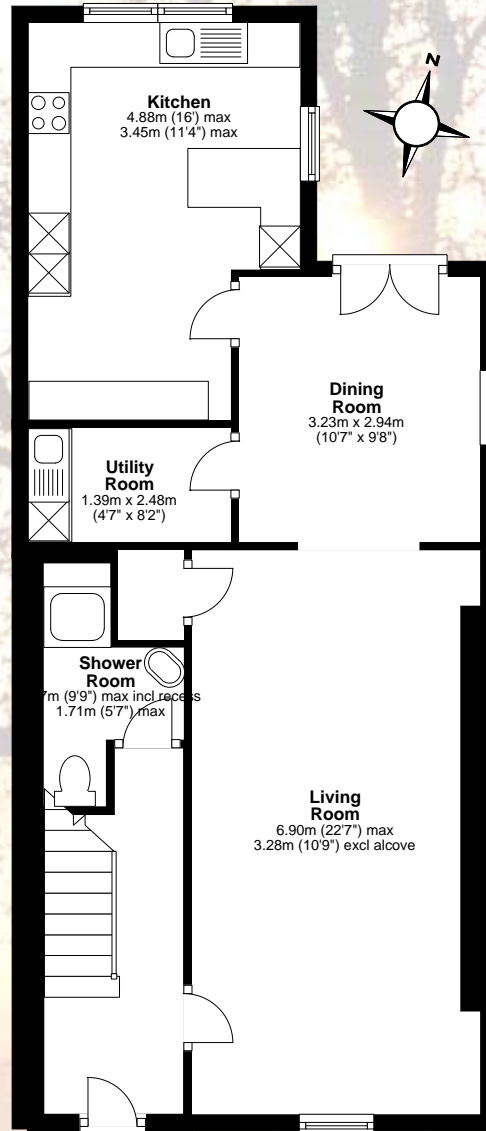


Bedroom 2

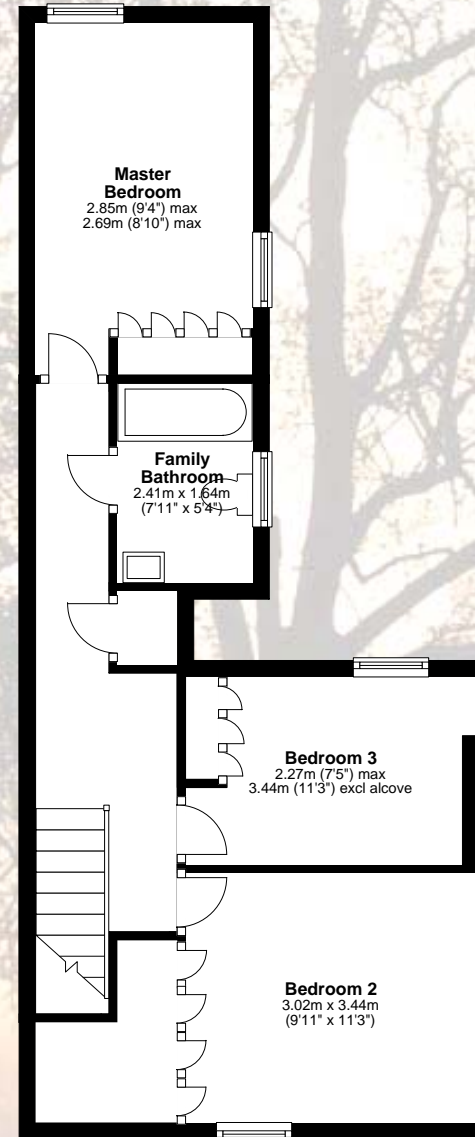
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Ground Floor
Approx. 61.3 sq. metres (659.9 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.4 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.

This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.

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