



Gardenia

Route De La Charruée, Vale, Guernsey, GY6 8AB

£1,495,000

Open market

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



Detached family home
Excellent reception space
Five double bedrooms
Close to Saumarez Park
Situated on a large plot
Short drive to Cobo beach & amenities
Double garage & ample parking













Ground Floor



First Floor



About Gardenia

This lovely detached family home is situated a short drive from Saumarez Park, Cobo beach and amenities. Gardenia provides a light and open kitchen/dining area together with generous living space. The first floor offers five double bedrooms with two bathrooms. Externally the property offers a lawned garden and sunny patio area with pergola, a double garage/workshop and ample parking.

ACCOMMODATION COMPRISING

Entrance Hall

13'9" x 6' (4.2m x 1.83m)

Living Room

13'7" (4.14) x 10'5" (3.18) x 16'4" (4.98) x 14'9" (4.5) (L-Shaped)

Dining Room

13'9" x 10'6" (4.2m x 3.2m)

Kitchen

15' x 12'7" (4.57m x 3.84m)

Conservatory

30' x 13'5" (9.14m x 4.1m)

Utility Room

20'8" x 13' (6.3m x 3.96m)

WC

5'2" x 3'10" (1.57m x 1.17m)

White two piece suite.

Side Hall

22'10" x 9'7" (6.96m x 2.92m)

FIRST FLOOR

Rear Landing

5'9" x 4'9" (1.75m x 1.45m)

Bedroom 3

13'9" x 12'6" (4.2m x 3.8m)

Bathroom

8'4" x 5'4" (2.54m x 1.63m)

Three piece suite.

Bedroom 4

13'7" x 12'6" (4.14m x 3.8m)

Front Landing

10'6" x 6' (3.2m x 1.83m)

Bedroom 2

13'9" x 11'3" (4.2m x 3.43m)

Bedroom 1

13'9" x 11' (4.2m x 3.35m)

Ensuite Shower Room

13'1" x 6'7" (4m x 2m)

Three piece suite. Built in storage cupboards.

West Landing

10'6" x 8'6" (3.2m x 2.6m)

Bedroom 5

16'6" x 13' (5.03m x 3.96m)

OUTSIDE

Front

Driveway providing parking for numerous cars.

Rear

Lovely private, sheltered garden with sunny patio area and pergola, ideal for al fresco dining. The driveway continues round to a lawned garden and further parking, together with a double garage/workshop.

Side

An additional area of domestic garden is located to the eastern side of the driveway.

Appliances

Two Miele dishwasher's, Rangemaster oven with five burner gas hob, Rangemaster extractor, LG American style fridge/freezer, Fisher & Paykel American style fridge/freezer. LG washing machine. Miele tumble drier.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and gas. Cesspit drainage. Oil central heating (new boiler installed in 2024).

Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.



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