



## Gardenia

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

£1,650,000

Open market

**swoffers**



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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









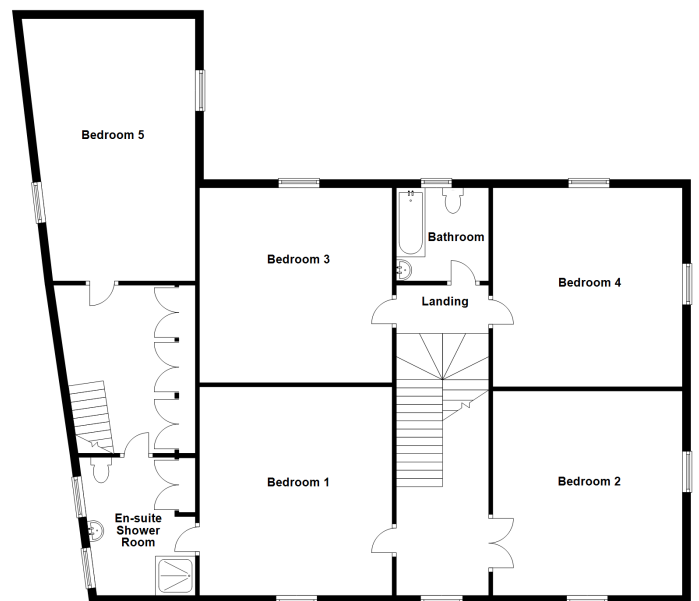




Ground Floor



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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