



# Hookipa

Port Soif Lane, Vale, Guernsey, GY6 8AH

£1,395,000

LOCAL MARKET

SOLE AGENT

Impressive family home | Situated at Port Soif

Four bedrooms (all being ensuite) | Open-plan living arrangement

Separate snug, utility room and shower room

Double garage, large rear garden and swimming pool



**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

01481 711766

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





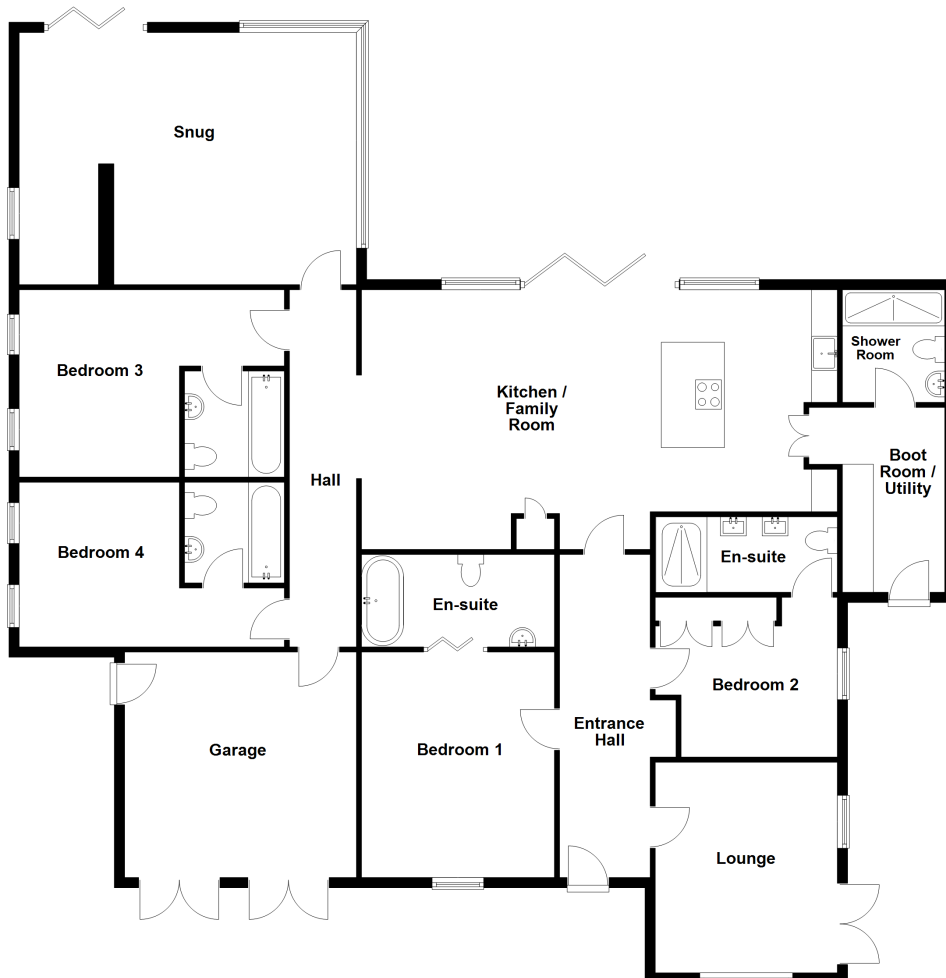








Ground Floor



## About Hookipa

'Hookipa' is an impressive family home, situated on at Port Soif. The accommodation on offer comprises a spacious sitting room, four bedrooms (all benefitting from an ensuite bathroom), an open plan kitchen/dining room/day room, separate snug with office, a utility room, separate shower room and double garage. The property has benefits from a large rear garden, completed with heated swimming pool. To the front, there is an in/out gravelled driveway providing ample parking. Immaculately presented throughout, viewings are highly recommended to appreciate this stylish home.

### ACCOMMODATION COMPRISING

#### Entrance Hall

25'10" x 6'57" (7.87m x 2.02m)

#### Lounge

19'2" x 14'1" (5.84m x 4.3m)

Multi-fuel stove. Double doors leading to the outside.

#### Bedroom 1

19'5" x 10'10" (5.92m x 3.3m)

Sliding door leading to the...

#### Ensuite Bathroom

8'11" x 6'4" (2.72m x 1.93m)

Fitted with a three piece suite of rolltop bath, wash hand basin set onto wooden pedestal and W.C.

#### Bedroom 2

13'3" x 13' (4.04m x 3.96m)

#### Ensuite Shower Room

10'8" x 4'5" (3.25m x 1.35m)

Fitted with a three piece suite of large shower enclosure with hand held and rain shower head, wash hand basin and W.C. Feature curved wall and wooden panelling.

#### Snug

17'6" x 17'2" (5.33m x 5.23m)

Two sets of bi-fold doors leading to the patio. 1.6m opening into...

#### Study

16'10" x 7'1" (5.13m x 2.16m)

B-fold doors leading to the rear garden.

#### Bedroom 3

18'5" x 12'6" (5.61m x 3.8m)

#### Ensuite Bathroom

7'10" x 6'9" (2.4m x 2.06m)

Three piece suite of bath with hand held and rain shower head, wash hand basin set onto vanity unit and W.C. Vaulted ceiling with glass panel.

#### Bedroom 4

16'3" x 12'6" (4.95m x 3.8m)

#### Ensuite Bathroom

Three piece suite of bath with hand held and rain shower head, wash hand basin set onto vanity unit and W.C. Vaulted ceiling with glass panel.

#### Double Garage

21'11" x 20'8" (6.68m x 6.3m)

Two sets of doors giving access along with a side door. Vaulted ceiling for further storage. Built-in worktop with basin.

#### Kitchen / Family Room

24'10" x 20'11" (7.57m x 6.38m)

The kitchen is fitted with a range of wall and base units with stone effect work surfaces over incorporating a 1½ bowl sink. Bi-fold doors leading to the rear patio. Door to...

#### Boot Room / Utility

18'6" x 6'6" (5.64m x 1.98m)

Large run of storage.

#### Shower Room

8'8" x 6'8" (2.64m x 2.03m)

Three piece suite of large shower enclosure with hand held and rain shower head, wash hand basin set onto bespoke wooden pedestal and W.C.

### OUTSIDE

#### Front

Gravelled in-and-out driveway with granite quoins at the entrances. There is access down both sides of the property leading to...

#### Rear

Which is fully enclosed by medium height fencing and is predominantly laid to Astro-Turf and has mature trees. There is a large patio which leads to a swimming pool with a swim jet.

#### Pump House

11'5" x 4' (3.48m x 1.22m)

#### Appliances

Rangemaster gas hob, integrated Fisher & Paykel double ovens, integrated AEG microwave/multi oven, Blomberg dishwasher, Fisher & Paykel American style fridge/freezer, freestanding Samsung washing machine, freestanding Samsung tumble dryer.

**TRP:** 381

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Full oil fired central heating. Electric underfloor heating.

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

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

# swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.