



ATLANTIS

RUE FRAIRIES, ST ANDREWS

£780,000



swoffers



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



Large detached home, extended over time
Three double bedrooms & two bath/ shower rooms
Large lounge with separate family room and conservatory
Parking for three cars to front
Enclosed lawned garden to front and gravelled area to rear
Good balance between living space and bedrooms
Central location, near to Blanchelande College
Excellent family home in popular, well regarded location





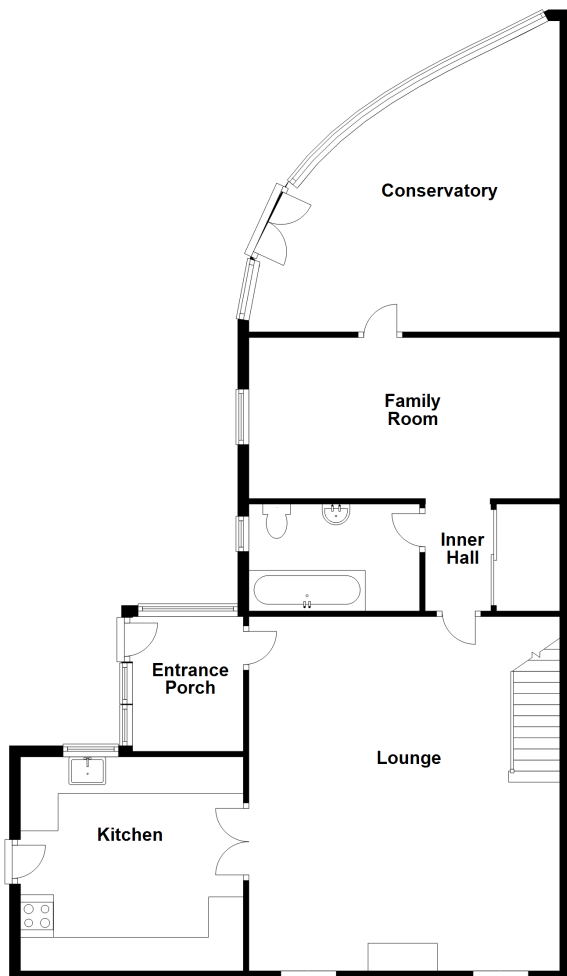




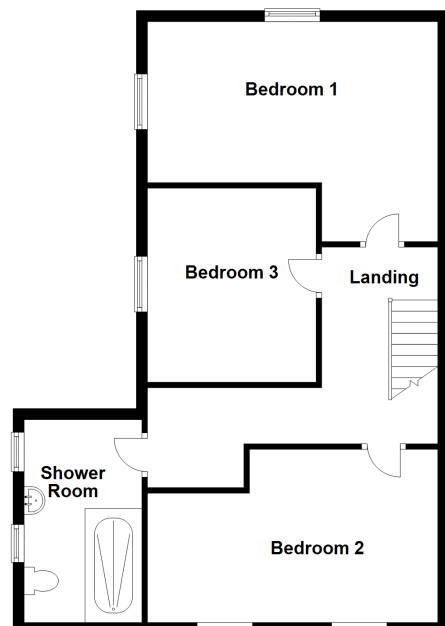




Ground Floor



First Floor



About Atlantis

Located in the heart of the Island, not far from Blanchelande College, this detached home has been extended over time and offers an excellent balance between bedrooms and living space. The three first floor double bedrooms are serviced by two bath / shower rooms, whilst the ground floor provides a large lounge, separate family room, conservatory and a well fitted kitchen with space for small table. Externally there is parking for three cars to the front, together with lawned and gravelled gardens. An excellent family home in a well regarded location.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

7'8" x 3'10" (2.34m x 1.17m)

Of wooden single glazed construction. Tiled floor. Wooden half glazed door to front.

Lounge

22'6" x 15'10" (6.86m x 4.83m)

A lovely large room, with feature fireplace set on tiled hearth to one side, flanked to one side by a pair of half glazed wooden double doors and to the other by a window. Staircase to First Floor.

Kitchen

13'8" x 11' (4.17m x 3.35m)

Fitted with a range of cream shaker style units with wood block work surfaces over incorporating Belfast sink. Space for central table. Tiled floor. Windows to either side and wooden stable door to rear.

Inner Hall

6' x 3' (1.83m x 0.91m)

Storage cupboard.

Bathroom

8'8" x 6' (2.64m x 1.83m)

Three piece suite of bath, wash hand basin and low flush wc. Tiled walls. Window to front.

Family Room

14'6" x 9' (4.42m x 2.74m)

Wood flooring. Window to front.

Conservatory

15' (4.57) x 12'5" (3.78) average

Quadrant shaped, double glazed structure built on low height walls with thermogalazed roof over. Tiled floor. Window providing an outlook over and doors giving access onto enclosed lawned area.

FIRST FLOOR

Landing

13'10" (4.22) max & 2'10" (0.86) min x 15'9" (4.8) max & 2'10" (0.86) min
L-shaped

Bedroom 1

15'9" x 10'2" (4.8m x 3.1m)

Wood flooring. Windows on two sides.

Bedroom 3

13'9" x 9' (4.2m x 2.74m)

Window to front. Wood flooring.

Bedroom 2

15'10" x 10'2" (4.83m x 3.1m)

Wood flooring. Two windows to rear.

Shower Room

9'9" x 6'8" (2.97m x 2.03m)

Three piece suite of bath with shower over, wash hand basin set in vanity unit with storage cupboards below and concealed low flush wc. Two windows to side.

OUTSIDE

Front

The property is approached over a private road (over which a neighbouring property has a right of way) which leads onto an allocated parking area providing space for three cars in front of the house. From the parking area, a tederal brick paved pathway leads to the front door whilst also continuing on around the front of the property, where there is an enclosed lawned garden bounded by mature hedging on two sides and well placed to enjoy the southerly sun.

Side

Fully enclosed decked garden with a small water feature to one corner and raised beds flanked to sleepers and incorporating a variety of mature bamboo. The decked area continues onto the...

Rear

Where the remainder of the garden is laid to gravel and patio with a timber garden shed and self-contained oil tank set in catch-pit.

Appliances

Hotpoint stainless steel double oven, Hotpoint stainless steel extractor fan, Hotpoint hob, Hotpoint dishwasher.

TRP: 209

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electric. Cesspit drainage (shared with one other property). Electric heating.

Construction: Granite, block and cavity. Mostly uPVC double glazed windows. uPVC fascias and soffits.

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

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