



6 Infinity Villas
£1,500,000
OPEN MARKET



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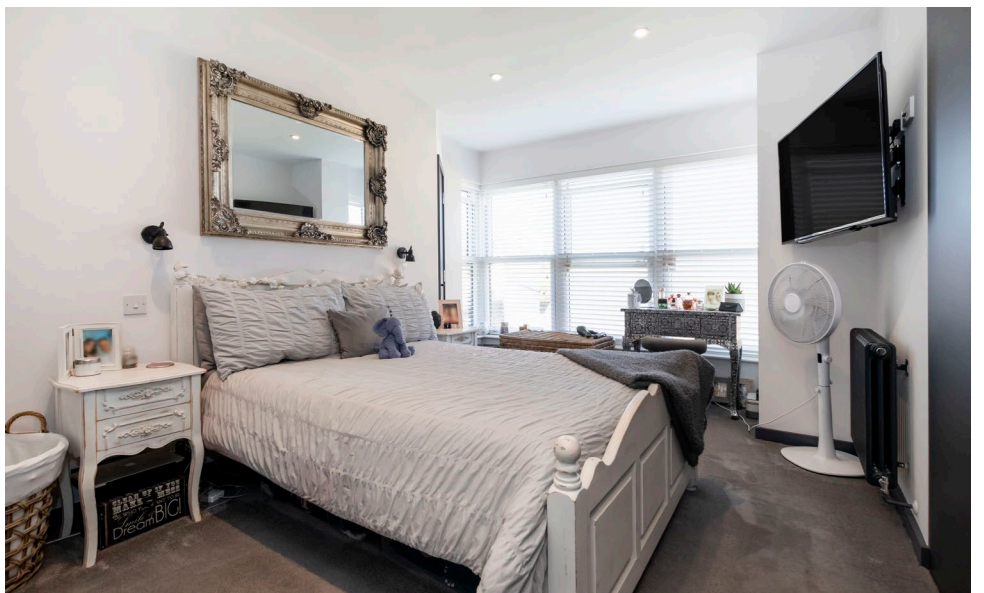
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

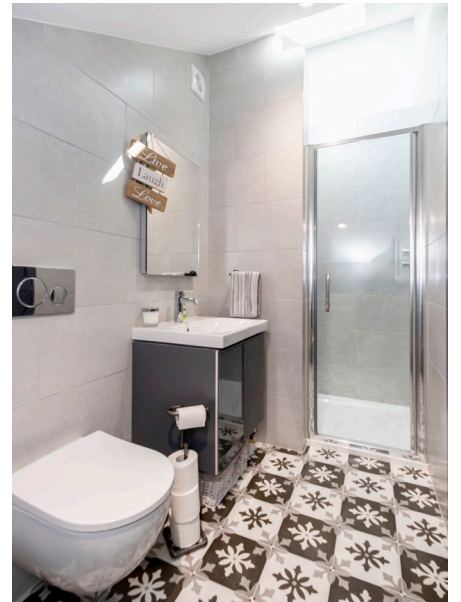


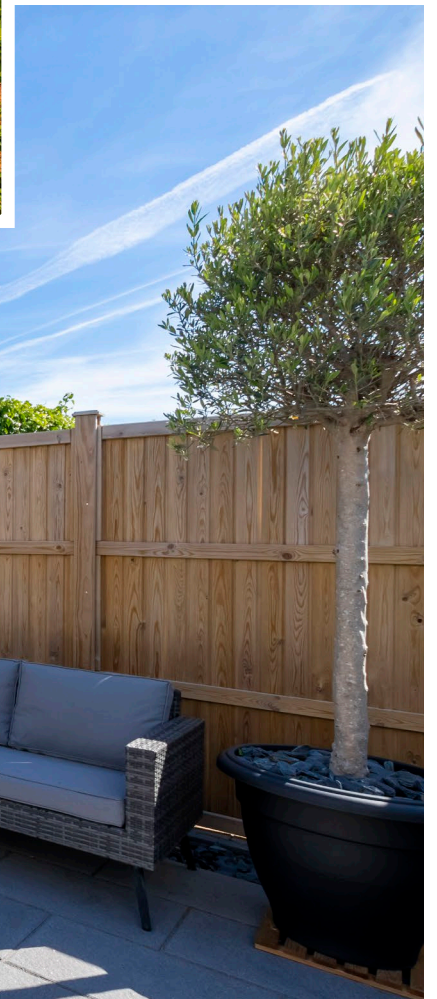
Recently built Town house
High specification of finish
Walking distance to central St Peter Port
Three bedrooms all ensuite
Modern open plan living space
Enclosed patio garden
Parking for three cars
Excellent investment, lock up or downsize





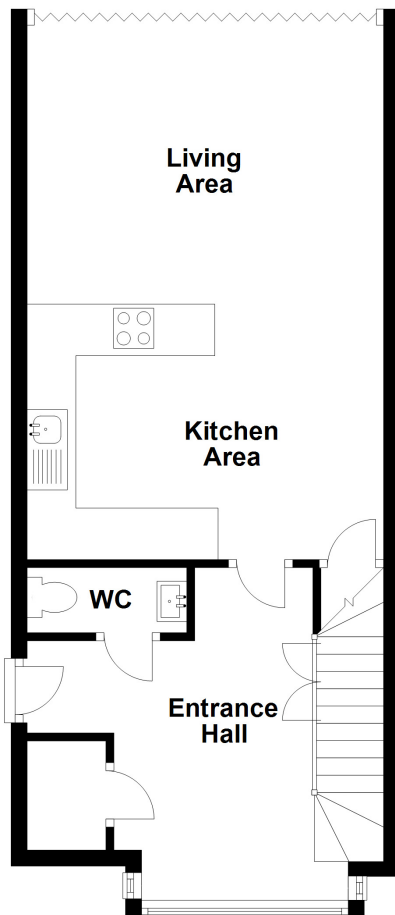




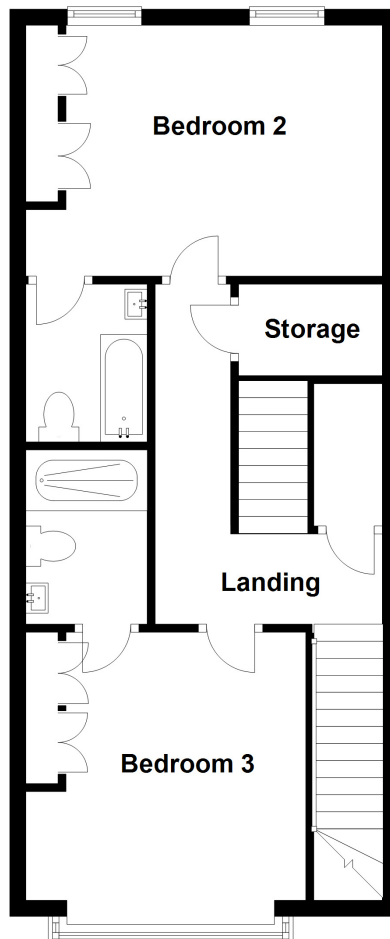




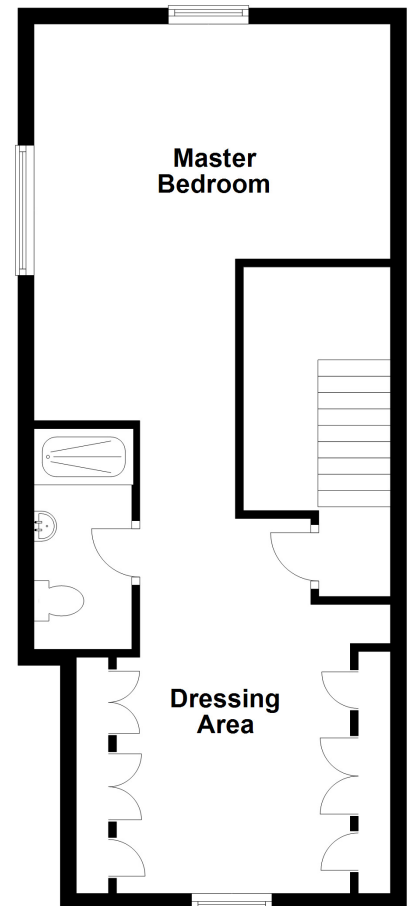
Ground Floor



First Floor



Second Floor



About 6 Infinity Villas, Guelles Lane, St. Peter Port, Guernsey, GY1 2DD

'6 Infinity Villas' is an exciting opportunity to purchase a recently built home within walking distance of central St. Peter Port. One of just six properties, the development was finished just two years ago and the property is presented to the market in immaculate condition with accommodation laid out over three floors. The ground floor offers a large open plan kitchen/dining/living room which opens on to a sunny patio garden with parking for three cars behind. The top two floors offer three well-proportioned ensuite bedrooms including a master suite on the top floor with 180 degree rural and coastal views. This property would be an ideal lock-up, investment or low maintenance downsizer.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

12' x 9' 11" (3.66m x 3.02m)

Wooden flooring as laid. Built-in cupboard.

Under eaves storage with utility cupboard housing washing machine and tumble drier.

WC

7' 2" x 3' 2" (2.18m x 0.97m)

Two piece suite consisting of wash hand basin and wc.

Living Area

25' 1" x 14' 6" (7.65m x 4.42m)

Wooden flooring as laid.

Kitchen Area

7' 7" x 9' 10" (2.3m x 3m)

Wooden flooring as laid. Fitted with a range of wall and base units with a Silestone worktop.

Boiler cupboard housing hot water cylinder.

FIRST FLOOR

Hallway

15' 8" x 2' 9" (4.78m x 0.84m)

Under stair storage. Built-in storage cupboard.

Storage Cupboard

5' 9" x 3' 7" (1.75m x 1.1m)

Bedroom 2

13' 7" x 9' 4" (4.14m x 2.84m)

Bay window to front. Built-in cupboard as fitted.

Three door run of built-in wardrobes. Attractive distant rural and coastal views.

Ensuite Shower Room

6' 6" x 4' 6" (1.98m x 1.37m)

Fully tiled. Three piece white suite consisting of wash hand basin, wc and shower.

Bedroom 3

14' 6" x 11' 9" (4.42m x 3.58m)

Window to rear. Four door run of built-in wardrobes.

Ensuite Bathroom

8' 2" x 5' 1" (2.5m x 1.55m)

Three piece white suite consisting of bath with shower over, wash hand basin and wc.

SECOND FLOOR

Master Bedroom Suite

15' 10" x 14' 5" (4.83m x 4.4m)

Windows providing an attractive 180 degree rural and coastal view. Under eaves storage.

Hallway

5' 3" x 2' 9" (1.6m x 0.84m)

Dressing Room

15' x 6' 11" (4.57m x 2.1m)

Two four door run of built-in wardrobes.

Ensuite Shower Room

10' 10" x 4' 4" (3.3m x 1.32m)

Fully tiled. Three piece white suite consisting of wash hand basin, wc and large shower cubicle.

OUTSIDE

Front

Private grassed area leading to the front door.

Rear

Large patio area with paving slabs leading to a parking area with space for three cars.

Appliances

Neff combi-oven, Neff oven, integrated fridge/freezer, dishwasher, Neff induction hob, Falmec extractor fan, washing machine and tumble dryer.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains services. Electric underfloor heating on the ground floor and radiators on the first and second floor.

Construction: Cavity construction. Double glazed uPVC windows. uPVC fascias and soffits.

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

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