



Sunnycroft

Les Grandes Rocques Road, GY5 7FX

 x3  x2 TRP 174

- Great location in Grande Rocque
- In need of modernisation throughout
- Three bedrooms
- Plenty of reception space
- Ample parking
- Walking distance of the west coast

£595,000

LOCAL MARKET

swoffers



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





About Sunnycroft

Sunnycroft is a spacious three-bedroom home situated in the highly sought-after area of Grande Rocque. Requiring modernisation throughout, the property presents an excellent opportunity for a prospective purchaser to create a home tailored to their own tastes and requirements. The accommodation comprises a comfortable lounge and a generous kitchen/dining room. There are three well-proportioned bedrooms in total, including one situated within the converted attic space. Externally, the property benefits from a low-maintenance garden, while to the front there is parking for multiple vehicles. Ideally positioned within easy walking distance of the beautiful west coast beaches and nearby amenities, Sunnycroft is offered to the market with no forward chain.

ACCOMMODATION COMPRISING

Lounge

19'7" x 13'5" (5.97m x 4.1m)

Door to front. Dual aspect with windows to front and rear.

Hallway

7'6" x 4'11" (2.29m x 1.5m)

Bathroom

9'2" max x 4'3" (2.8m max x 1.3m)

Fitted with a three piece suite of bath with shower over, pedestal wash hand basin and W.C.

Bedroom 2

11'5" x 7'11" (3.48m x 2.41m)

Bespoke built-in wardrobes. Fitted with a wash hand basin.

Kitchen

25'1" x 10'11" (7.65m x 3.33m)

Fitted with a range of wall and base units. Bespoke cupboards, one housing the water cylinder. Aspect over the garden and a door giving access to the side of the property. Gas boiler.

Hallway

7'11" x 6'1" (2.41m x 1.85m)

Wash hand basin. Door to the garden.

Shower Room

7'2" x 4'4" (2.18m x 1.32m)

Fitted with a three piece suite of showre, pedestal wash hand basin and W.C.

Dressing Room

10'10" x 8'2" (3.3m x 2.5m)

Bedroom 3

11'1" x 10'10" (3.38m x 3.3m)

Fitted with a wash hand basin. Bespoke built-in wardrobes.

FIRST FLOOR

Dressing Room

9'7" x 9'1" (2.92m x 2.77m)

Restricted head height.

Bedroom 1

13'9" x 11'11" (4.2m x 3.63m)

Restricted head height.

OUTSIDE

Front

There is a gravelled driveway providing parking for multiple vehicles.

Rear

Where there is a courtyard garden with a block built shed. Side access leading to the front of the property.

Appliances

Hotpoint electric oven, Schott Ceran hob, Hotpoint dishwasher, Beko fridge, Zanussi washing machine, Statesman freezer.

TRP: 174

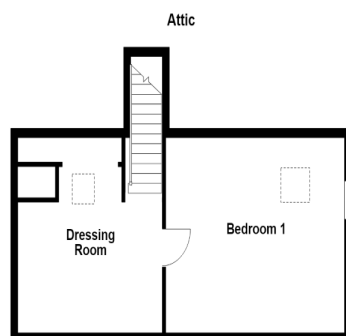
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas central heating.

Construction: Granite and single block. uPVC double glazed windows. uPVC fascias and soffits.

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



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