

SOLE
AGENT



Notre Demeure

Rue Des Heches, St Peter's, GY7 9AD

 x3  x2 **PERRYS 27 H3 TRP 177**

- Quiet St. Peter's family house
- Versatile family room
- Three double bedrooms
- Two bathrooms (one ensuite)
- Lovely gardens
- Ample parking
- 1 ½ integral garage

£845,000

LOCAL MARKET

swoffers



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





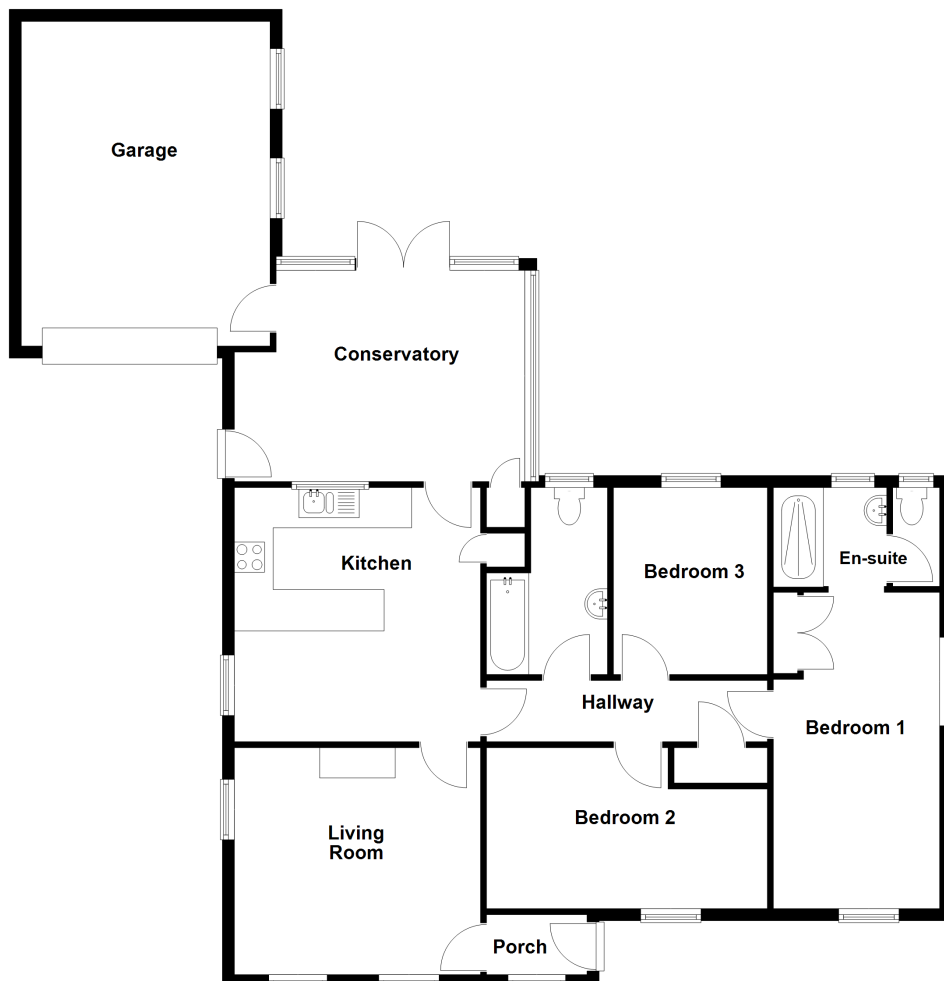








Ground Floor



About Notre Demeure

Notre Demeure is an attractive detached bungalow, quietly positioned along a St. Peter's Lane. The well-presented accommodation includes a superb conservatory - a versatile space currently used as a family and dining area - alongside a kitchen/diner and a welcoming sitting room. There are three generous double bedrooms, including a dual-aspect principal bedroom with an en-suite shower room, while a family bathroom serves the remaining two bedrooms. The property is set within attractive, well-maintained gardens, with lawns to both the front and rear, and a charming pergola providing an ideal space for outdoor entertaining. Ample parking and a 1½ integral garage complete this appealing home.

ACCOMMODATION COMPRISING

Front Porch

5'11" x 5'3" (1.8m x 1.6m)

Frosted glazed door and window to front. Shallow run of storage. Laminate flooring.

Living Room

14'9" x 14'5" (4.5m x 4.4m)

Laminate flooring. Windows to front and side. Electric fire with mirrored back. Low level stone storage.

Kitchen

16'5" x 14'1" (5m x 4.3m)

Fitted with a range of solid wood wall and base units with a marble effect laminate work surface over incorporating 1½ bowl black matt sink and drainer. Tiled floor. Larder cupboard. Internal window into Conservatory and window to side. Dining area. Breakfast bar with space for four stools.

Conservatory

21'4" x 17'5" (6.5m x 5.3m)

Partially glazed door to front. Versatile space currently used as a dining area with family room. Glazed on two sides. Partially glazed door to the garage.

Garage

17'5" x 13'1" (5.3m x 4m)

Electric up-and-over door to front. Window to side.

Hallway

14'9" x 3'3" (4.5m x 1m)

Laminate flooring.

Bathroom

12'10" x 5'11" (3.9m x 1.8m)

Fitted with a three piece suite of bath, wash hand basin and W.C. Frosted window to rear. Partially tiled.

Bedroom 3

13'1" x 8' (4m x 2.44m)

Window to rear. Laminate flooring.

Bedroom 2

14'1" x 8'10" (4.3m x 2.7m)

Window to front. Laminate flooring.

Bedroom 1

19'4" x 9'2" (5.9m x 2.8m)

Windows to front and side. Laminate flooring. Open shelving, storage and full height storage covered by a curtain.

Ensuite Shower Room

8'10" x 5'7" (2.7m x 1.7m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Tiled flooring. Two frosted windows to the rear. Door which could be reinstated.

OUTSIDE

Front

The property is approached over a brick driveway leading to ample parking and single garage. To the front of the property is a lawn bounded on all sides by mature shrubbery. There is rear access down both sides of the property.

Rear

The garden at the rear is mostly laid to lawn. At the rear is a shallow slope leading to a paved area home to a pergola and hot tub. Open boundary to the rear. A super secluded spot, bounded to the north by greenhouses.

Appliances

Cooke & Lewis oven, Hisense induction hob, extractor fan, Beko dishwasher.

TRP: 177

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage.

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

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