

**SOLE
AGENT**



Moondance

La Grande Rue, St. Saviour, Guernsey, GY7 9PR

 x3  x2 **PERRYS 11E1 TRP 90**

- Immaculate home
- Walking distance to Perelle Bay
- Open plan kitchen/dining room
- Three bedrooms with master ensuite
- South facing garden
- Allocated parking for two cars

£715,000

LOCAL MARKET

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





About Moondance

'Moondance' is an immaculate home situated within walking distance of Perelle bay on the West Coast. The house offers excellent accommodation including a fully fitted kitchen/diner with bi-folding doors out onto the south facing garden. In addition, there is a separate lounge, utility room and WC on the ground floor while upstairs are three bedrooms, including a master with en-suite shower room and separate family bathroom. Outside, there is a garden laid to patio and artificial lawn, along with parking for two cars. Ensuring the property is as efficient as possible, there are solar panels on the roof to contribute towards the electric heating. Viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

7' x 6'2" (2.13m x 1.88m)
Karndean flooring as laid.

Understairs WC

6'8" x 3'7" (2.03m x 1.1m)
Two piece suite of wash hand basin and W.C.
Karndean flooring.

Sitting Room

13'1" x 13'1" (4m x 4m)
Window providing aspect over the front. Karndean flooring. Semi open plan opening to...

Kitchen / Dining Room

13' x 12'2" (3.96m x 3.7m)
Fitted with a range of white wall and base units.
Karndean flooring. Bi-fold doors providing access to the garden. Door to...

Utility Room

12'2" x 7' (3.7m x 2.13m)
Fitted with a range of wall and base units. Karndean flooring. Door to outside. Understairs storage cupboard and cupboard housing water cylinder.

FIRST FLOOR

Bedroom 1

14'1" x 10'2" (4.3m x 3.1m)
Large dormer window providing aspect out.

Ensuite Bathroom

7'2" x 6'1" (2.18m x 1.85m)
Fitted with a three piece suite. Velux window providing aspect over the rear.

Bedroom 2

11'6" x 9'6" (3.5m x 2.9m)
Window providing aspect over the front. Access to loft.

Bedroom 3

11'6" x 10'7" (3.5m x 3.23m)
Window providing aspect over the front.

Bathroom

6'8" x 5'11" (2.03m x 1.8m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Tiled floor and walls. Frosted window providing aspect over the side.

OUTSIDE

Front

The property is approached over a paved walkway. There is a small planted fore garden. There is parking for two vehicles in tandem to the side.

Rear

A south facing rear garden laid to patio and artificial lawn

Appliances

Neff oven and integrated microwave, integrated Bosch fridge/freezer, Neff hob, extractor fan, integrated Bosch dishwasher, integrated Hotpoint washer/dryer.

TRP: 90

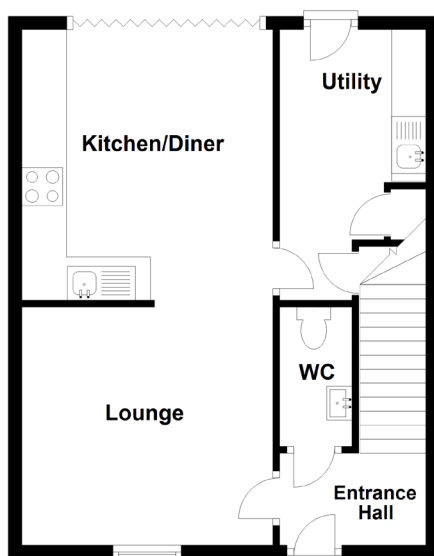
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

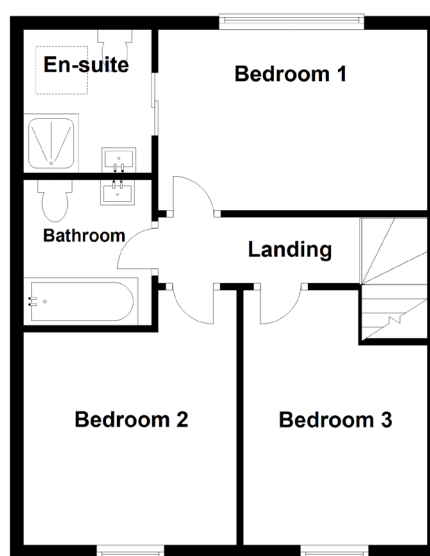
Services: Mains water, electricity and drainage.

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

Ground Floor



First Floor



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01481 711766

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