



La Retraite

Rue de La Bonne Fleur, Le Vauquiedor, St. Andrew, Guernsey, GY6 8TS

 x4  x3 **PERRYS 24B2 TRP 318**

- Spacious detached four bedroom house
- Plenty of reception space
- Three bathrooms
- Ground floor bedroom
- In need of some cosmetic refurbishment
- Double garage
- Private, wrap around garden
- Executive Clos

£1,175,000

LOCAL MARKET

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



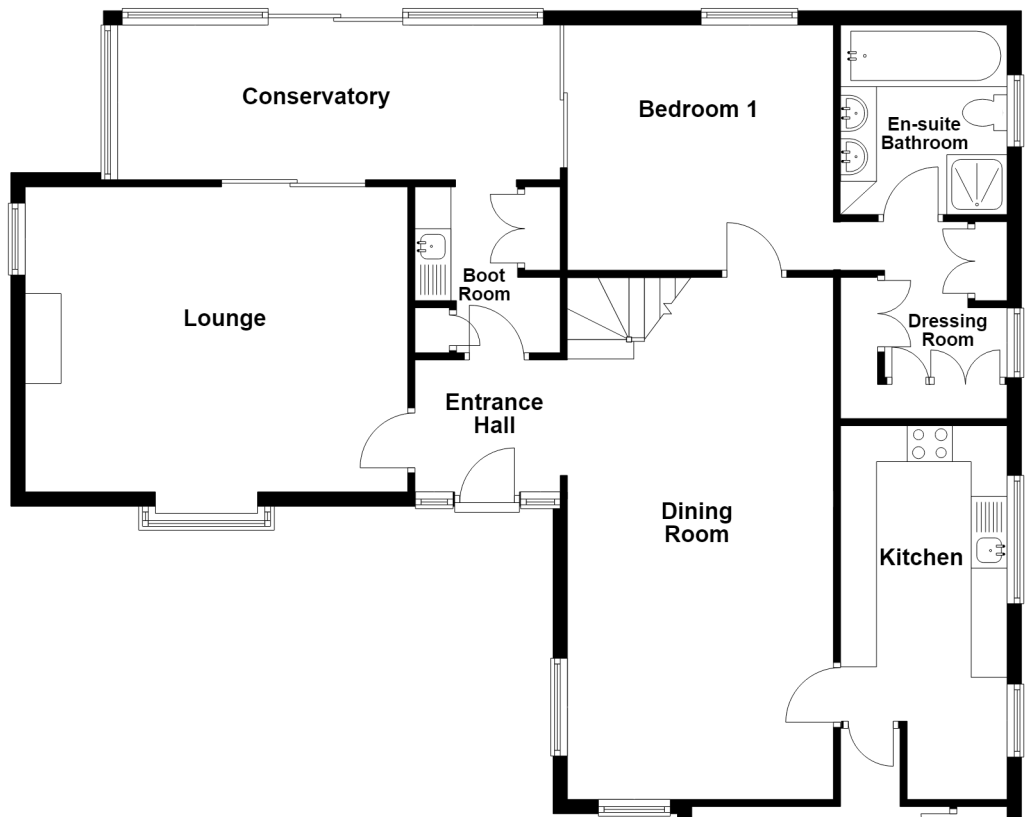




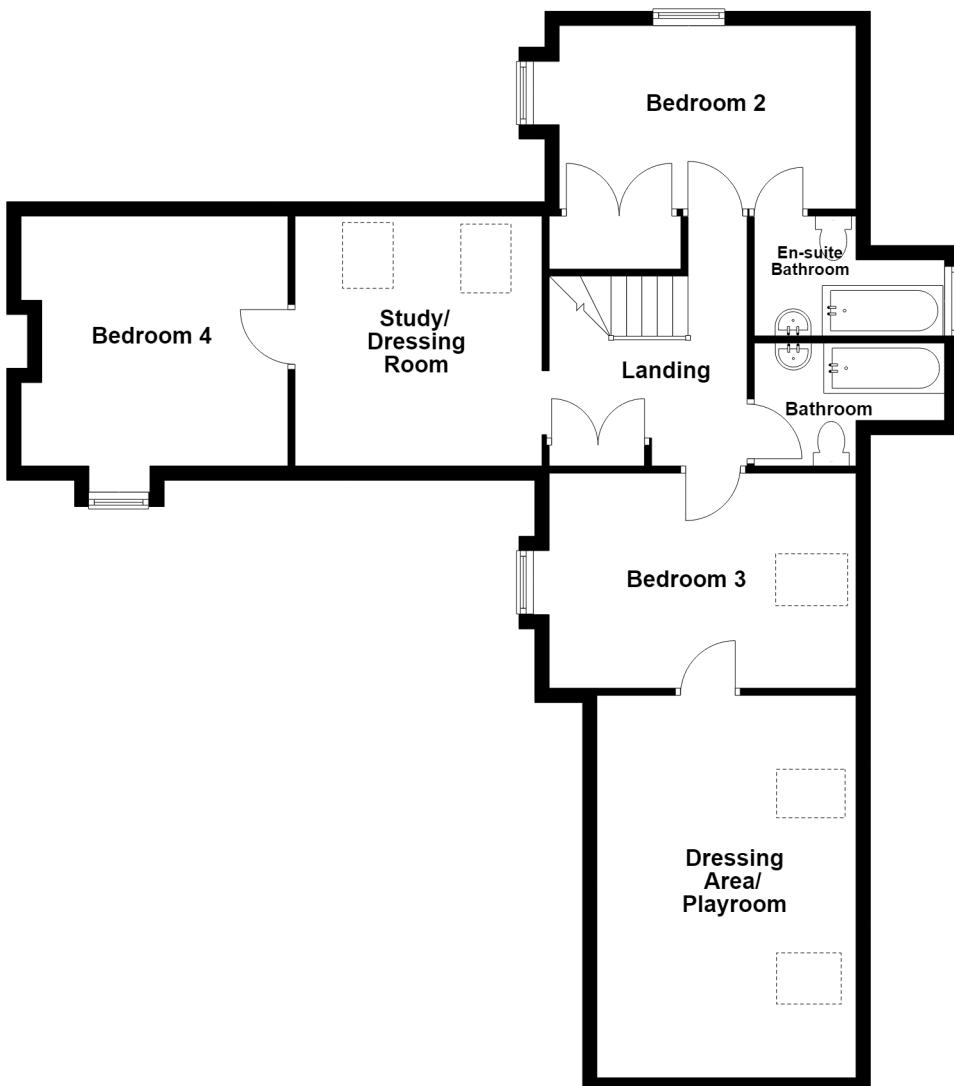




Ground Floor



First Floor



About La Retraite

Situated on a prestigious executive clos in St Andrew, La Retraite is a substantial detached four-bedroom family home offering generous and versatile accommodation throughout. The property is bright and spacious, comprising a well-appointed kitchen, large lounge, dining area, utility room, sun room, and a ground-floor bedroom suite complete with dressing area and en-suite bathroom. The layout provides excellent flexibility for modern family living or multi-generational occupancy. On the first floor are three well-proportioned double bedrooms, two of which benefit from dedicated dressing rooms. The principal bedroom enjoys its own en-suite shower room, while a separate family bathroom serves the remaining accommodation. While requiring some cosmetic updating, the property presents an excellent opportunity for purchasers to modernise and personalise to their own taste, creating a superb long-term family home. Externally, the private wrap-around garden features a combination of patio and lawned areas, complemented by mature trees and established shrubs, providing a peaceful setting for outdoor entertaining and family enjoyment. To the front, there is ample parking for multiple vehicles together with a double garage. Offered to the market with no onward chain, La Retraite enjoys a highly convenient location with easy access to St Peter Port, local amenities, and nearby schools.

ACCOMMODATION COMPRISING

Entrance Hall

9'1" x 6'2" (2.77m x 1.88m)
1.48m Opening to...

Dining Hall

24'2" x 11'5" (7.37m x 3.48m)
Stairs to first floor.

Lounge

19'9" x 15'11" (6.02m x 4.85m)
Working fireplace. Bay window and sliding door providing access to the conservatory.

Conservatory

22'10" x 10'4" (6.96m x 3.15m)

Boot Room

7'6" x 5'5" (2.29m x 1.65m)
Fitted storage.

Shower Room

7'7" x 2'11" (2.3m x 0.9m)
Fitted with a three piece suite of shower, wash hand basin and W.C.

Bedroom 1

15'3" x 14'3" (4.65m x 4.34m)

Dressing Room

10'3" x 9'11" (3.12m x 3.02m)
Fitted wardrobes.

Ensuite Bathroom

12'1" x 8'1" (3.68m x 2.46m)
Fitted with a four piece suite of bath, shower, twin wash hand basins and W.C.

Kitchen

18' x 9'10" (5.49m x 3m)
Fitted with a range of wooden wall and base units with worksurfaces over incorporating 1 ½ bowl stainless steel Frank sink.

Utility Room

16' x 6'7" (4.88m x 2m)
Fitted with a range of wooden wall and base units with worksurfaces over incorporating a single bowl sink.

FIRST FLOOR

Landing

23'2" x 7'8" (7.06m x 2.34m)
Fitted storage cupboard and a large area with two velux windows which could be used for a study area.

Bedroom 2

13'9" x 12'7" (4.2m x 3.84m)

Ensuite Bathroom

8' x 6' (2.44m x 1.83m)
Fitted with a three piece suite of bath, wash hand basin and W.C.

Bedroom 3

13'3" x 12'1" (4.04m x 3.68m)

Dressing Room / Play Room

23'2" x 9'11" (7.06m x 3.02m)

Bedroom 4

17'11" x 9'11" (5.46m x 3.02m)

OUTSIDE

Double Garage

15'11" x 15'9" (4.85m x 4.8m)
Electric double doors and a door providing access to the rear.

Front

The property is approached via a private driveway leading to the driveway for the property where there is parking for up to five cars.

Rear

The whole of the property is enclosed by medium height walls. Patio with raised flower beds and two separate lawned areas with another patio and a sunken hot tub (this would need recommissioning).

Appliances

Bosch hob, NEFF extractor fan, Bosch double oven, Bosch microwave, Bosch dishwasher, Bosch washing machine and Bosch tumble dryer.

TRP: 318

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

Construction: Cavity construction. Aluminium double glazed windows and uPVC fascias and soffits.

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

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