

**SOLE
AGENT**



4 Le Hameau

Route De La Ramee, St. Peter Port, Guernsey, Channel Islands, GY1 2ER

 x3  x1 **TRP 218**

- Detached family home on a corner plot
- Light and spacious accommodation
- Newly fitted kitchen and bathroom
- Large well landscaped garden
- Three double bedrooms
- Plenty of parking plus single garage

£895,000

LOCAL MARKET

swoffers



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





About 4 Le Hameau

4 Le Hameau is a beautifully presented three-bedroom detached family home, ideally situated in a convenient location close to St Peter Port while enjoying a wonderfully rural and secluded setting.

Occupying a generous corner plot at the end of a private lane, this attractive home has been recently enhanced with a new kitchen and bathroom, offering stylish and comfortable accommodation throughout.

The ground floor comprises an inviting entrance hall, a well-appointed kitchen, dining room, spacious and light-filled living room, separate utility room and a convenient WC.

On the first floor, the principal bedroom enjoys delightful rural views and benefits from a walk-in wardrobe. There are two further double bedrooms, together with a luxurious four-piece family bathroom, installed in 2023.

Externally, the property boasts beautifully maintained gardens laid to lawn and patio, along with a separate decking area that is perfect for al fresco dining and entertaining. A good-sized garage and large driveway provide ample parking for multiple vehicles.

ACCOMMODATION COMPRISING

Garage

16'5" x 8'6" (5m x 2.6m)

Entrance Hall

13'5" x 8'2" (4.1m x 2.5m)

Separate WC

8'6" x 2'7" (2.6m x 0.79m)

Fitted with a two piece suite of wash hand basin with storage below and W.C. Frosted window with aspect to the front.

Sitting Room

20'2" x 11'10" (6.15m x 3.6m)

Window providing aspect to the front and sliding doors providing access to the rear garden.

Dining Room

11'4" x 10' (3.45m x 3.05m)

Double doors leading onto the rear garden.

Kitchen

12'4" x 10'2" (3.76m x 3.1m)

Fitted with a range of wall and base units with work surface over

incorporating sink and drainer.

Windows providing aspect over the rear garden.

Utility Room

9'2" x 6'1" (2.8m x 1.85m)

Door giving access to the side of the property.

FIRST FLOOR

Landing

16'5" x 7'10" (5m x 2.4m)

Large window with aspect to the front. Large storage cupboard.

Bedroom 1

14'9" x 11'6" (4.5m x 3.5m)

Walk-in wardrobe. Large window with aspect over the rear.

Bedroom 2

11'4" x 9'10" (3.45m x 3m)

Large window with rural aspect to the rear.

Bedroom 3

12'4" x 9'8" (3.76m x 2.95m)

Large window with rural view to the rear.

Bathroom

12'6" x 5'11" (3.8m x 1.8m)

Fitted with a four piece suite of freestanding bath, shower, wash hand basin with storage below and W.C.

Frosted window to rear.

OUTSIDE

Front

The property is approached via a large gravelled driveway with parking for multiple vehicles.

Rear

The rear garden is laid to patio and lawn with a raised decked area to one corner, the garden is bounded by a mixture of wall and fence and has rural aspect view. At the side of the property is a timber shed and a washing line. There is access all around the property.

Appliances

AEG induction hob, integrated AEG oven/microwave, integrated AEG dishwasher, Bosch washing machine, Hotpoint fridge/freezer, Lorus extractor fan

TRP: 218

Viewing: BY APPOINTMENT

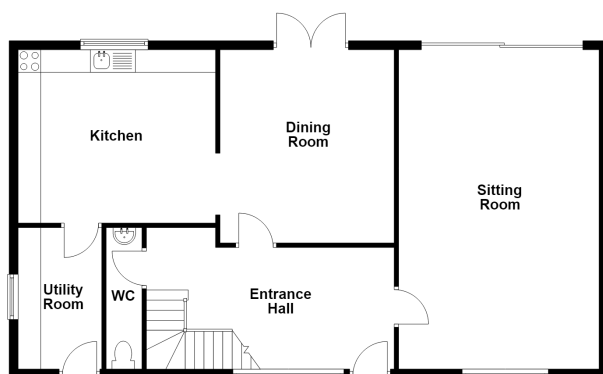
Possession: BY ARRANGEMENT

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

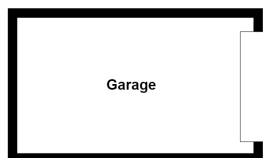
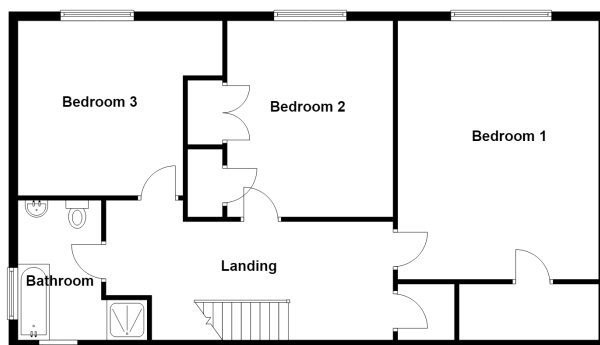
Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed. Price excludes: Fridge/freezer.

Ground Floor



First Floor



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