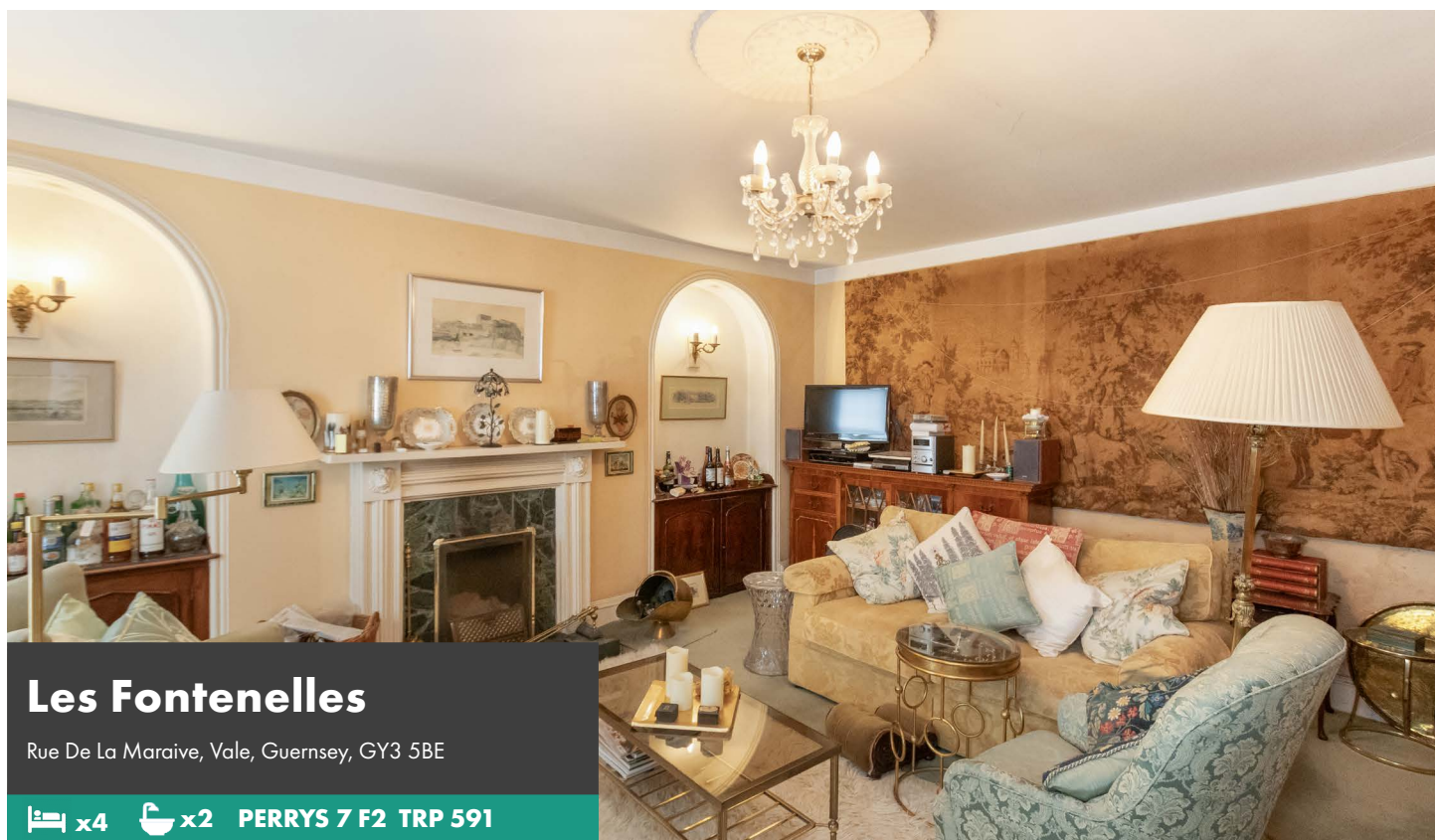


**SOLE
AGENT**



Les Fontenelles

Rue De La Maraive, Vale, Guernsey, GY3 5BE

 x4  x2 **PERRYS 7 F2 TRP 591**

- Substantial semi-detached family home
- Forms part of mews style complex
- Offers four bedrooms and two bath / shower rooms
- Double garage
- Parking for two cars
- Large gardens to front and side
- Some modernisation required
- Excellent location on L'Ancrese Common

£900,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

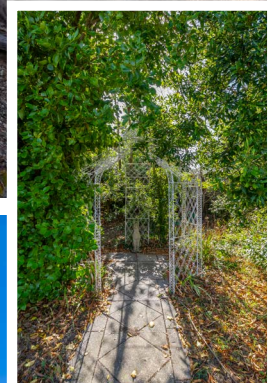
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





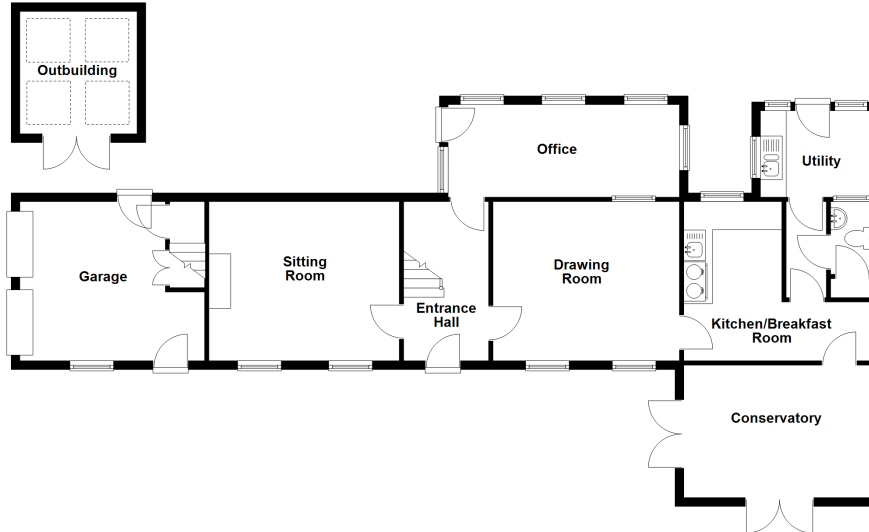




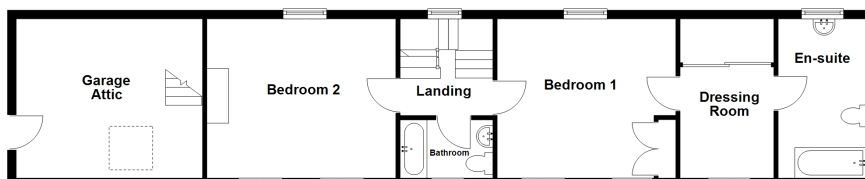




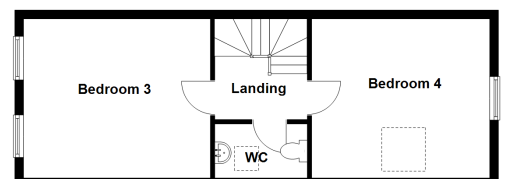
Ground Floor



First Floor



Second Floor



About Les Fontenelles

This substantial semi-detached family home forms part of a mews style complex in an excellent location alongside of L'Ancrese Common. Laid out over three floors, it currently offer four bedrooms and two bath / shower rooms, together with two generous reception rooms in addition to the kitchen and large conservatory. Externally, there is a double garage, separate single garage, parking for an additional four or more cars and large gardens to the front and side. Whilst some modernisation is anticipated, the property offers excellent potential in a highly desirable location.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

15' x 9' (4.57m x 2.74m)
Wooden door to front with glazed twilight over. Staircase to First Floor.

Sitting Room

17'11" x 14'7" (5.46m x 4.45m)
Working fireplace set on tiled hearth with matching inset and Adam style surround. Arched alcoves to either side incorporating low height storage cupboards. Two windows to front incorporating window seats.

Drawing Room

18' x 14'8" (5.49m x 4.47m)
Two windows to front incorporating window seats. Window into Office.

Kitchen / Breakfast Room

16'4" (4.97) max & 10'6" (3.2) min x 13'6" (4.11) max & 6'7" (2) min L-shaped
Incorporating a run of cream base and wall units with work surfaces over incorporating single bowl, double drainer stainless steel sink. Windows to front and rear, the former giving an aspect into the Conservatory with an adjacent wooden half glazed door giving access to same.

Inner Hall

7'6" x 3'9" (2.29m x 1.14m)

Separate WC

4'11" x 4'7" (1.5m x 1.4m)
Incorporating wash hand basin set in vanity unit with storage cupboard below and low flush wc. Window to rear.

Rear Porch

7'9" x 7'7" (2.36m x 2.3m)
Incorporating run of pine base units with granite effect work surfaces over incorporating 1 ½ bowl, single drainer sink. Of uPVC double glazed construction built on low height walls with double glazed roof over. uPVC half glazed door to rear.

Conservatory

18'4" x 15'5" (5.6m x 4.7m)
Of uPVC double glazed construction built on low height walls with double glazed roof over, the whole providing a highly attractive outlook over, with two sets of double doors giving access onto the garden. Tiled floor. Run of low height fitted pine units with tiled work surface over.

Office

18'2" x 7'9" (5.54m x 2.36m)
Windows on three sides with uPVC half glazed door giving access to same. Access to roof space via pull-down loft ladder.

FIRST FLOOR

Landing

8'11" x 5'7" (2.72m x 1.7m)
A continuation of staircase to Second Floor. Window to rear.

Bedroom 1

18'6" x 14'7" (5.64m x 4.45m)
Two windows to front and one window to rear, all incorporating window seats. Fitted wardrobes.

Dressing Room

9'7" x 8'4" (2.92m x 2.54m)
Four door run of wardrobes. Window to front.

Ensuite Bathroom

10'4" x 6'4" (3.15m x 1.93m)
Three piece caramel suite of bath hand held shower over, wash hand basin set in vanity units with storage below and low flush wc. Window to rear.

Bathroom

8'11" x 7'6" (2.72m x 2.29m)
Three piece jade suite of bath with hand held shower over, pedestal wash hand basin and low flush wc. Window to front.

Bedroom 2

18'8" x 14'8" (5.7m x 4.47m)
Two windows to front and one window to rear, all incorporating window seats. Feature fireplace set on tiled hearth with Adam style surround.

SECOND FLOOR

Landing

8'11" x 3'4" (2.72m x 1.02m)
Window to rear.

Bedroom 4

14'7" x 13'1" (4.45m x 4m)
Two gable windows to side.

Separate WC

8'10" x 6'1" (2.7m x 1.85m)
Two piece turquoise suite of wash hand basin set on vanity unit with storage below and low flush wc. Velux window to front.

Bedroom 3

14'11" x 13'6" (4.55m x 4.11m)
Gable window to side and large velux window to front.

OUTSIDE

Front

The property is approached over a tarmac driveway, shared with two adjacent properties and which culminates in a parking and turning area for 2 cars in front of...

Double Garage Block

18'8" x 16'5" (5.7m x 5m)
Two electrically operated up-and-over doors to front. Stone cobbled floor. Wooden door to either side. Glazed double doors to...

Inner Hall

18'8" x 6'10" (5.7m x 2.08m)
Wooden staircase to...

First Floor Attic Room

23' x 12'8" (7m x 3.86m)
Hayloft door to side. Light units to side.

Alongside of the parking area is a lawned garden incorporating a variety of mature trees and flowering shrubs whilst an opening leads onto a gravelled communal courtyard running across the rear of the property and providing access to all three properties.

Gardens

From the parking area, a lawned pathway leads down the side of the double garage block and onto the gardens which run across the front of the property and are predominantly laid to lawn whilst incorporating an extensive range of mature trees and flowering shrubs. Running across the front of the house is a large paved terrace enjoying an aspect over the gardens. To one corner of the gardens is a...

Wooden Summerhouse

13'1" x 13'1" approximate (4m x 4m approximate)
Of wooden construction with glazing on three sides.

Appliances

Oil fired Aga, Hotpoint fridge/freezer, Zanussi fridge/freezer, Husqvarna extractor fan, Miele dishwasher, Miele washing machine.

TRP: 591

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Borehole irrigation. Full oil fired central heating.

Construction: Granite. Mix of wood single glazed and uPVC double glazed windows. Wooden fascias and soffits.

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

swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.