

**SOLE
AGENT**



Mizpah

Rue De La Madeleine, St. Pierre Du Bois, GY7 9EW

 x5  x1 **PERRYS 21F5 TRP 170**

- Detached house with up to five bedrooms
- Excellent St Peters location
- Spacious living room
- Downstairs bedrooms
- Sea views from upstairs
- Ample parking
- No forward chain

£850,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk | 01481 711766

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



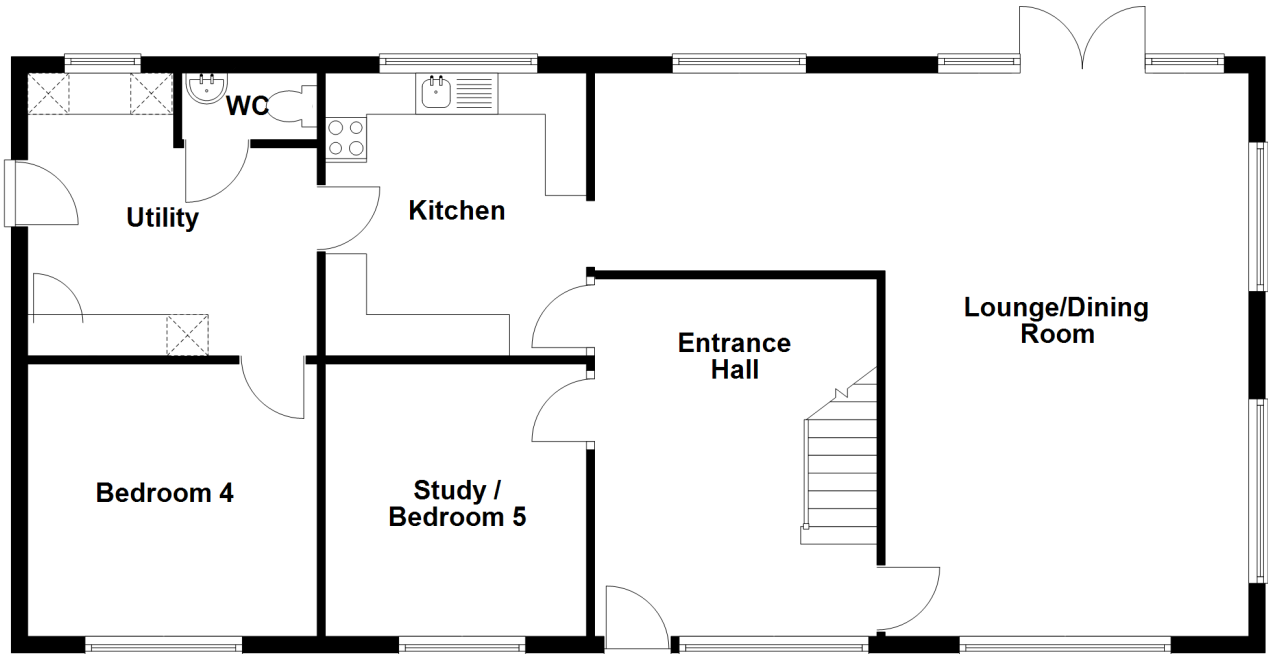




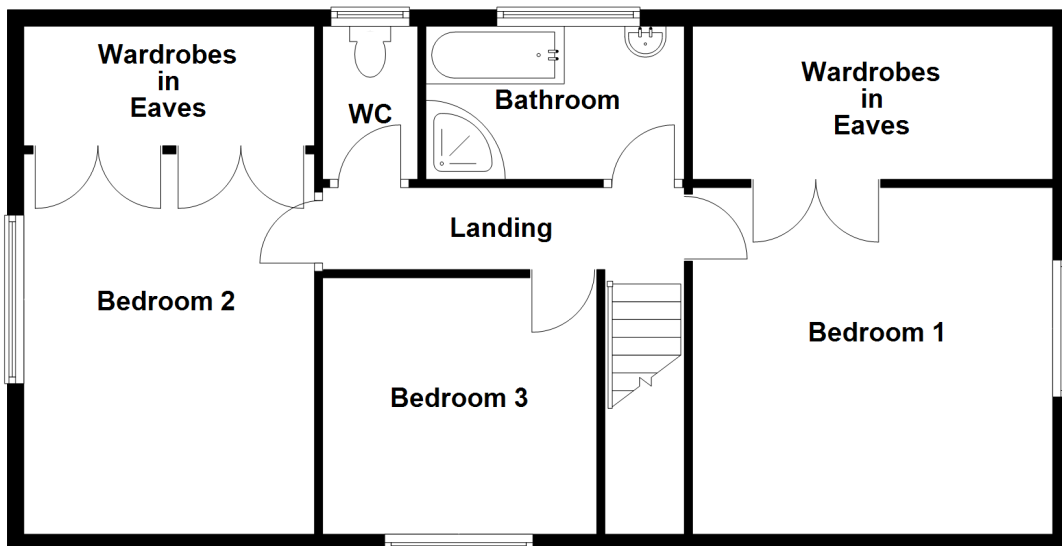




Ground Floor



First Floor



About Mizpah

Tucked away down a quiet lane in St Peters, Mizpah is a spacious five-bedroom detached home in an excellent location. On the ground floor, the property features a bright, triple-aspect living room, a well-equipped kitchen with adjoining utility room, a cloakroom, and a versatile fourth bedroom and study/fifth bedroom. Upstairs, there are three well-proportioned bedrooms, benefitting from distant sea views. Bedrooms one and two benefit from excellent built-in storage. Outside, the generous garden is attractively landscaped with a mix of patio, lawn, mature shrubs, and trees. There is side access, and at the front, parking for up to four cars—with scope to create additional spaces if desired. Ideally situated just a short drive from St Peters Food Hall and the west coast beaches, this property is offered to the market with no forward chain.

ACCOMMODATION COMPRISING

Entrance Hall

10'8" x 11'8" (3.25m x 3.56m)

Spacious Hallway with stairs leading to the first floor and doors leading to all the principal rooms. Karndean flooring.

Lounge / Diner

13'1" (4) x 23'7" (7.2) & 21'1" (6.43) L-shaped

L shaped room with triples aspect,. Electric fireplace. Space for good size dining table.

Kitchen

9'11" x 12'11" (3.02m x 3.94m)

Fitted with a range of wall and base units. Views out to the back of the property.

Study / Bedroom 5

9'10" x 9'10" (3m x 3m)

Utility Room

8'10" x 10'11" (2.7m x 3.33m)

Fitted with a range of base units.

Separate WC

4'1" x 3'7" (1.24m x 1.1m)

Bedroom 3

8'10" x 11'5" (2.7m x 3.48m)

Aspect out to the front of the property

FIRST FLOOR

Landing

11'6" x 3' (3.5m x 0.91m)

Bedroom 1

13'1" x 12'11" (4m x 3.94m)

Lovely bright room with window looking out to the side aspect. Built-in wardrobes and drawers and eaves storage.

Bedroom 2

12'1" x 8'11" (3.68m x 2.72m)

Built-in wardrobes and drawers and eaves storage. Elevated distant sea views

Bedroom 4

11'3" x 7'9" (3.43m x 2.36m)

Lovely view out to the front of the property with distant sea views.

Bathroom

5'5" x 7'9" (1.65m x 2.36m)

Fitted with a three piece suite.

Separate WC

5'6" x 3' (1.68m x 0.91m)



OUTSIDE

Front

Front fore garden laid to lawn. Driveway providing parking for up to four cars. (Potential to create more parking if lawn area is used).

Side

Access down both sides of the property.

Rear

A peaceful sizeable garden laid with patio, gravel and lawn, with shrubs and fruit trees. There is a Summer house (glass panes to be replaced) and two wooden garden sheds

Appliances

AEG double oven, Integrated Neff fridge freezer, integrated dish washer, Bosh electric hob, Neff extractor fan, Hotpoint freestanding washing machine, Hotpoint free standing tumble dryer, LEC fridge with freezer compartment.

TRP: 170

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Cavity construction, UPVC Double glazed windows. uPVC fascias & 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.