

**SOLE
AGENT**



8 Infinity Gardens

La Vrangue, St. Peter Port, GY1 2EX

£775,000

LOCAL MARKET

SOLE AGENT



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



Convenient St Peter Port location

Superb finish throughout

Open plan kitchen/lounge/diner

4 double bedrooms

Private garden as well as use of communal gardens

Parking for two cars













About 8 Infinity Gardens

This immaculately presented end-of-terrace home is ideally situated within the highly regarded Infinity Gardens development in St Peter Port. Arranged over three floors, the accommodation is both spacious and versatile. The ground floor features a well-appointed kitchen leading through to a bright lounge/diner, which opens directly onto a private garden with access to beautifully maintained communal gardens beyond. A convenient cloakroom completes this level. The first floor offers a generous and light-filled principal bedroom, complete with fitted wardrobes and an en-suite bathroom, as well as a second bedroom. On the top floor, there are two further well-proportioned double bedrooms alongside a modern shower room, providing excellent accommodation for family living or guests. Externally, the property benefits from two allocated parking spaces. This is a fantastic low-maintenance home in a superb location, ideal for modern living.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

11'2" x 6'7" (3.4m x 2m)
Electric cupboard.

Separate WC

5'3" x 3'11" (1.6m x 1.2m)
Fitted with a two piece suite of wash hand basin and W.C. Fully tiled.

Kitchen / Lounge / Diner

30'10" (9.4) x 16'1" (4.9) max & 9'6" (2.9) min
Open plan contemporary room. The kitchen is fitted with a range of wall and base units with work surface over incorporating single bowl sink and drainer. There is built-in storage and shelving in the lounge area and a bioethanol fireplace with wooden surround and mantel. Double doors giving access to the rear garden.

FIRST FLOOR

Landing

17'5" x 6'3" (5.3m x 1.9m)
Utility cupboard housing the Hotpoint washing machine and additional storage. Large Juliet balcony with aspect to the front.

Bedroom 1

14'1" x 10'4" (4.3m x 3.15m)
Built-in wardrobes. Double doors giving access to the Juliet balcony with aspect over the rear gardens.

Ensuite Bathroom

9'4" x 7'3" (2.84m x 2.2m)
Fitted with a four piece suite of bath, shower, wash hand basin with storage below and W.C.. Fully tiled. Frosted window providing aspect to the side.

Bedroom 2

9'6" x 9'6" (2.9m x 2.9m)
Large storage cupboard housing the water cylinder. Large window with aspect to the front.

Landing

6'11" x 3'3" (2.1m x 1m)

Bedroom 3

15'9" x 10'8" (4.8m x 3.25m)
Large window with aspect to the rear providing rural views.

Shower Room

9'2" x 3'9" (2.8m x 1.14m)
Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Fully tiled.

Bedroom 4

12'6" x 9'2" (3.8m x 2.8m)
Two Velux windows providing aspect to the front.

Appliances

Integrated Neff oven, integrated Neff microwave, Neff hob, Neff extractor fan, integrated Neff dishwasher, Hotpoint washing machine.

OUTSIDE

Front

The property is approached over a shared driveway where there is parking for two cars in tandem.

Rear

Which is laid to lawn and has a patio area and is surrounded by a mixture of hedging and fencing. There is a large timber shed. A gate gives access to the communal gardens.

TRP: 143

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

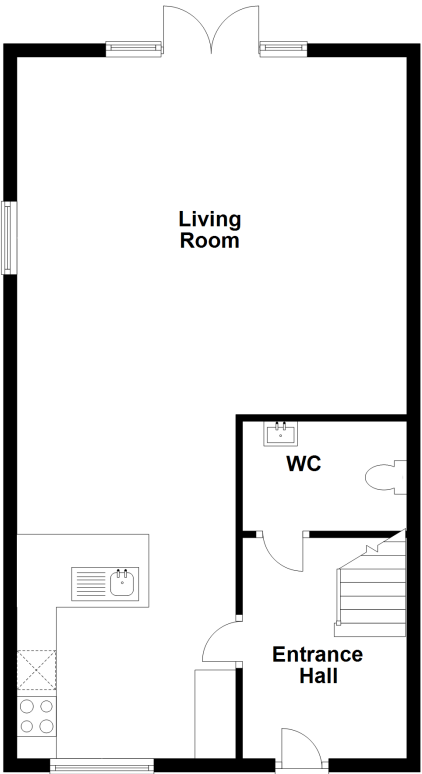
Services: Mains water, electricity and drainage. Electric heating (Underfloor on the ground floor).

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

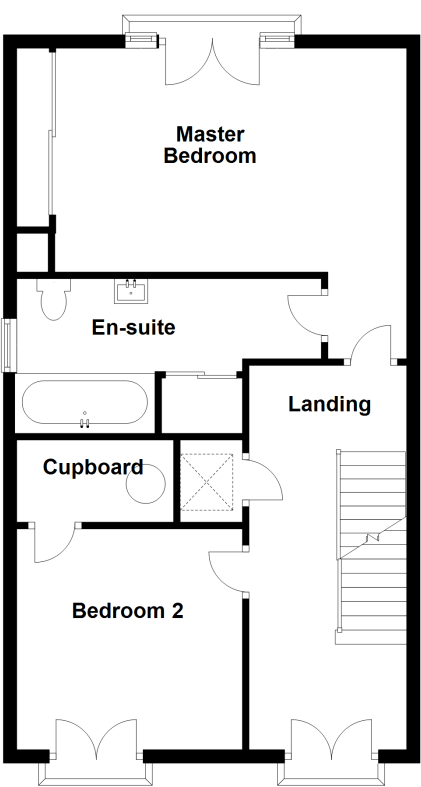
Price includes: Carpets, curtains, light fittings and appliances as listed.

Service charge: £142 per month. (for buildings insurance - external only, maintenance of outside areas and sinking fund).

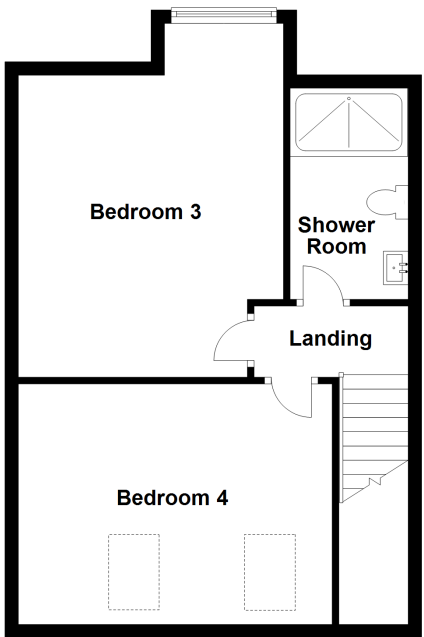
Ground Floor



First Floor



Second Floor



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