

SOLE  
AGENT



## Iris

Clos De Perelle, Route De La Perelle, St Saviour's,  
GY7 9QG

 x3  x2 **PERRYS 13E5 TRP 159+11**

- West coast location near beaches
- Stylish three-bedroom home
- Lounge and family room
- Ground floor bedroom
- Ensuite to main bedroom
- Garage, parking, sunny garden

**£845,000**

**LOCAL MARKET**

**swoffers**



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**01481 711766**

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





## About Iris

Located in a sought-after position close to the west coast beaches, Iris is a beautifully presented three-bedroom family home offering stylish and well-balanced accommodation. The property features a spacious lounge complemented by a versatile family room and a well-appointed kitchen, creating excellent reception space for modern living. A ground floor bedroom and WC add flexibility, while upstairs there is a family bathroom and two further bedrooms, including a superb main bedroom with ensuite bathroom. Outside, the property benefits from a garage, parking, and a sunny, easily maintained garden with an excellent alfresco entertaining area.

## ACCOMMODATION COMPRISING

### GROUND FLOOR

#### Entrance Hall

6'11" x 4'11" (2.1m x 1.5m)

#### Separate WC

6'9" x 3' (2.06m x 0.91m)  
Fitted with a wall mounted wash hand basin and W.C.

#### Hallway

12'8" x 6'11" (3.86m x 2.1m)  
Stairs to first floor with understairs storage. Double doors to the lounge.

#### Kitchen

10'1" x 9'11" (3.07m x 3.02m)  
Fitted with a range of wall and base units with wood effect work surface over incorporating a 1½ bowl stainless steel Franke sink and drainer.

#### Bedroom 3

10' x 9'7" (3.05m x 2.92m)

#### Lounge

20'2" x 11'10" (6.15m x 3.6m)  
Working fireplace. Bay window. 1.08m opening into...

#### Family Room

22'2" x 11'7" (6.76m x 3.53m)  
Vaulted ceiling. Bi-fold doors giving access to the rear garden. Underfloor heating. Internal door to...

#### Garage

16'11" x 7'10" (5.16m x 2.4m)

### FIRST FLOOR

#### Landing

6'8" x 3'7" (2.03m x 1.1m)  
Access to the loft.

#### Bedroom 2

15'3" x 10'5" (4.65m x 3.18m)

#### Shower Room

6'7" x 6'4" (2m x 1.93m)  
Fitted with a three piece suite of shower with hand held and rain shower head, wash hand basin set into vanity unit and W.C. Fully tiled. Underfloor heating.

#### Bedroom 1

15'3" x 10'5" (4.65m x 3.18m)

A comprehensive run of fitted bedroom furniture.

#### Ensuite Bathroom

13'5" x 9'11" (4.1m x 3.02m)

Fitted with a Villeroy & Boch suite of bath with hand held shower over, large shower with hand held shower and rain shower, wash hand basin set into a vanity unit and wall mounted W.C. Underfloor heating.

### OUTSIDE

#### Front

Where there is a lawned fore garden surrounded by medium height hedging and fencing. There is parking for two vehicles.

#### Rear

The rear garden is laid to lawn and has a paved patio area and is enclosed by medium height fencing. A gate gives access to the front of the property.

### Appliances

Hotpoint single oven, Neff hob, Neff extractor fan, integrated Neff dishwasher, integrated Miele fridge, freestanding Miele washing machine, freestanding Bosch freezer.

**TRP:** 159 + 11

**Viewing:** BY APPOINTMENT

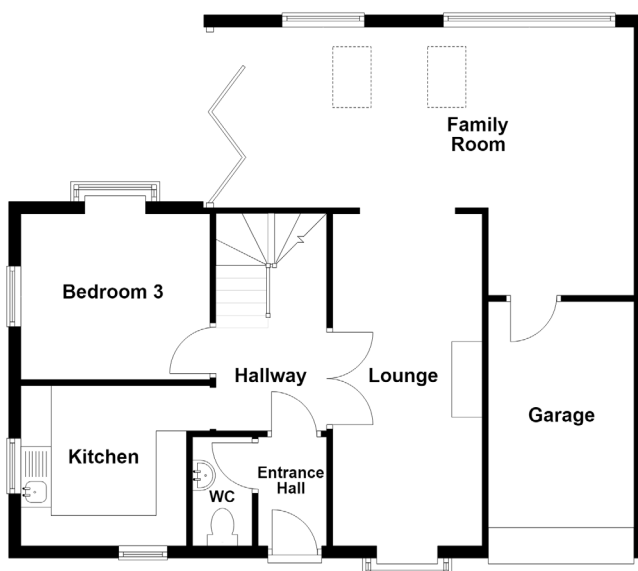
**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Full oil fired central heating (communal oil tank). Electric underfloor heating in family room and bathrooms.

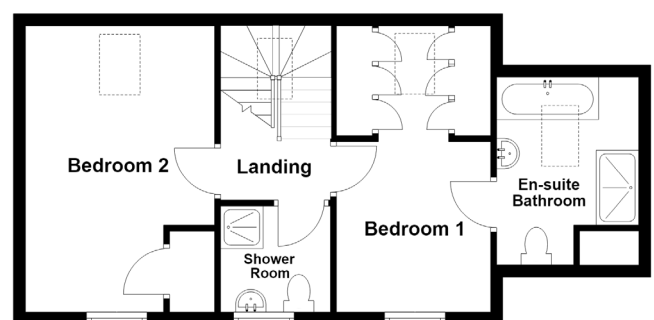
**Construction:** Cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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