

**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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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. The property is presented with no onward chain.

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

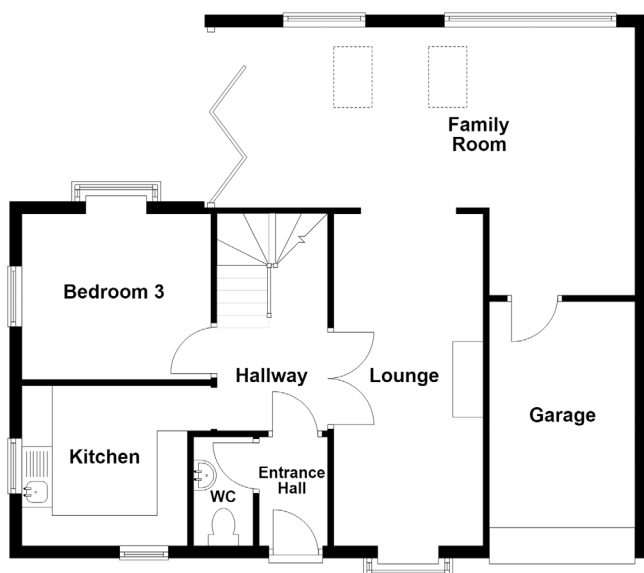
Possession: BY ARRANGEMENT

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

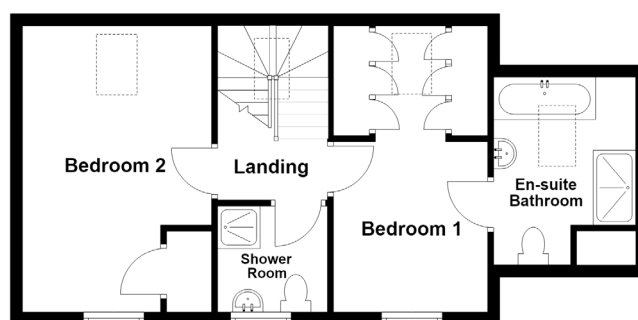
Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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