

SOLE
AGENT



St. Anne's

La Rue Du Friquet, Vale, GY6 8AN

 x4  x2 **PERRYS 16A1 TRP 238**

- Large detached house
- Recently comprehensively renovated
- Four bedrooms and two bathrooms
- Spacious lounge and separate conservatory
- Private, generous garden
- Garage
- Parking for up to four cars to front
- Short walk to Saumarez Park

£825,000

LOCAL MARKET

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





About St. Anne's

A beautifully presented detached home, comprehensively renovated within the past five years, offering generous living space and an enviable setting just a short walk from Saumarez Park. Surprisingly spacious, the property provides four well-proportioned bedrooms and two modern bathrooms, complemented by a large, lightfilled lounge and a bright conservatory overlooking the enclosed gardens. With parking for up to four cars and a garage, this is a superb move in ready family home in a highly convenient location.



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

4'9" x 3'1" (1.45m x 0.94m)

Entrance Hall

13'9" x 12'11" (4.2m x 3.94m)

Large welcoming hall with imperial staircase to first floor. 0.87m opening to...

Kitchen

10'9" x 9'8" (3.28m x 2.95m)

Newly fitted with a range of high gloss, white wall and base units with stone effect work surface over incorporating single bowl stainless steel Franke sink. 0.87m opening into...

Sunroom

15'8" x 9'6" (4.78m x 2.9m)

Double doors leading out to the garden and a single door giving access to the patio area.

Lounge / Diner

26'1" (7.95) & 10'10" (3.30) min x 16'1" (4.9) max

Double doors leading to the garden. Attractive bay window.

Bedroom 1

12'5" x 12' (3.78m x 3.66m)

Bedroom 2

10'10" x 9'5" (3.3m x 2.87m)

Shower Room

6'10" x 6'8" (2.08m x 2.03m)

Newly fitted with a three piece suite of a large shower enclosure with hand held and rain shower head, wash hand basin set into vanity unit and W.C.

FIRST FLOOR

Bedroom 3

17'2" (5.22) max & 10'4" (3.14) min x 7'11" (2.41) max & 4'8" (1.43) min

Eaves storage.

Bedroom 4

17'5" (5.32) max & 8'4" (2.55) min x 11'5" (3.49) max & 4'9" (1.45) min

Eaves storage.

Bathroom

8'6" x 5'2" (2.6m x 1.57m)

Fitted with a three piece suite of bath with hand held shower over, wash hand basin set into vanity unit and W.C.

OUTSIDE

Front

Approached via the road onto a brick paved driveway where there is parking for up to four vehicles. Lawned fore garden with gated access to the side.

Rear

Predominantly laid to lawn surrounded by medium height fencing and mature hedging. Patio area with small greenhouse. Useful open sided covered utility area which has resin flooring.

Shed

11'2" x 8'9" (3.4m x 2.67m)

Note: This will need to have the roof repaired.

Garage

25'11" x 8'6" (7.9m x 2.6m)

Lapsed planning permission to change garage door to a window and create an office with utility room at the rear.

Appliances

AEG hob, Beko oven, Zanussi extractor fan, freestanding Siemens fridge/freezer, integrated Beko dishwasher, freestanding Hotpoint tumble dryer, freestanding Hotpoint washing machine.

TRP: 238

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage (new cesspit 2023). New electric heating.

Construction: Block with thermoboard in bedroom one and lounge. uPVC double glazed windows. uPVC fascias and soffits.

Works: New roof and gutters, new electrics, fully decorated and new flooring.

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



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