



2 Les Yvelins

Rue De Quanteraine, St. Pierre Du Bois, Guernsey, GY7 9DQ

£1,650,000

Local Market | Sole Agent



swoffers



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



Contemporary built property

Small executive development

Four bedrooms and three bath

Rural location near St Peter's Church

High quality finishes throughout

Highly energy efficient home

Private garden and parking

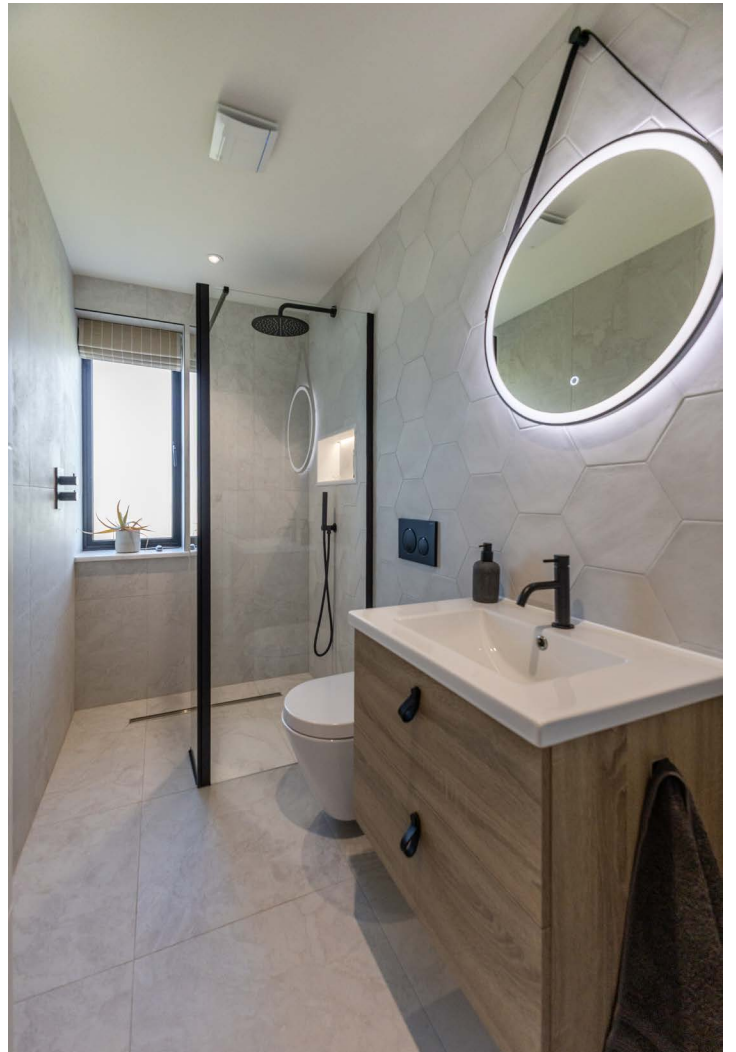
Wild flower communal garden and visitor parking













About 2 Les Yvelins

Forming part of a recently constructed four-property development in rural St Peter's, this executive, highly energy-efficient detached four bedroom home enjoys attractive rural views and has been finished to an exceptionally high standard throughout, with top quality fixtures and fittings.

The ground floor offers a spacious open-plan living area, separate lounge, study, utility room and WC. The first floor comprises four double bedrooms, two of which are en suite, together with a well-appointed family bathroom.

The property is approached via a long, landscaped driveway leading to a generous private parking area. Externally, there is a fully enclosed west-facing garden and patio, ideal for enjoying the surrounding countryside, along with an enclosed courtyard to the front.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hallway

21'4" x 5'11" (6.5m x 1.8m)
Large storage cupboard.

Separate WC

5'11" x 5'5" (1.8m x 1.65m)
Large cupboard housing the hot water cylinder. Fitted with a W.C. and wash hand basin set onto vanity unit.

Utility Room

Fitted with a range of Sheraton wall and base units (identical to the kitchen) with Silestone work surface over incorporating a Lusso Vello undermount sink. Storage cupboard under the stairs.

Kitchen / Dining / Family Room

30'6" x 24'10" (9.3m x 7.57m)
Fitted with a range of Sheraton wall and base units with Silestone work surfaces over incorporating Lusso undermount sink with Quooker boiling water tap. Stairs leading to the first floor. Large sliding doors providing access to the patio and garden. Set of sliding doors leading to an internal courtyard.

Snug

16'9" x 14'4" (5.1m x 4.37m)
Picture window providing aspect over the fields beyond. Fitted display furniture.

Office / Boot Room

9'10" x 6'8" (3m x 2.03m)
Door providing access to the internal courtyard.

FIRST FLOOR

Landing

13'11" (4.23) x 10'8" (3.26) (max) x 3'4" (1.02) (min)
Access to the loft.

Bedroom 1

16'7" x 15'10" (5.05m x 4.83m)
Vaulted ceiling. Fantastic rural views.

Dressing Room

13'3" x 5'2" (4.04m x 1.57m)
Storage as fitted.

Ensuite Bathroom

9'7" x 8'1" (2.92m x 2.46m)
Fitted with a four piece Rak ceramics suite comprising of bath, shower with rain shower head and hand held shower attachment, wash hand basin set into vanity unit and W.C.

Bedroom 2

14'7" x 12' (4.45m x 3.66m)
Vaulted ceiling. Rural views.

Ensuite Shower Room

8'6" x 4'7" (2.6m x 1.4m)
Fitted with a three piece Rak ceramics suite of shower with rain shower head and hand held attachment, wash hand basin set into vanity unit and WC.

Bedroom 3

11'9" x 11'5" (3.58m x 3.48m)
Fitted furniture.

Bedroom 4

12'10" x 10'5" (3.9m x 3.18m)
Fitted furniture.

Family Bathroom

7'6" x 6'11" (2.29m x 2.1m)
Fitted with a three piece Rak ceramics suite comprising of bath, shower with rain shower head and hand held shower attachment, wash hand basin set into vanity unit and W.C.

OUTSIDE

Front

The property is approached over a private road of an executive class with five properties in total. Brick paved driveway with parking for numerous vehicles, this leads to a gravelled area where there is further parking and potential space for garage (with relevant permissions).

Side

Cantilevered overhang providing safe storage.

Rear

The garden is fully enclosed with a large west facing patio running across the rear of the property, a lawned garden with fantastic rural views of fields beyond. Hot tub.

Appliances

Siemens oven, Siemens multi oven, Bosch freezer, Bosch fridge, wine fridge, Siemens dishwasher, Siemens induction hob with extractor fan, Bosch washing machine, Bosch tumble dryer.

TRP: 283

Viewing: BY APPOINTMENT

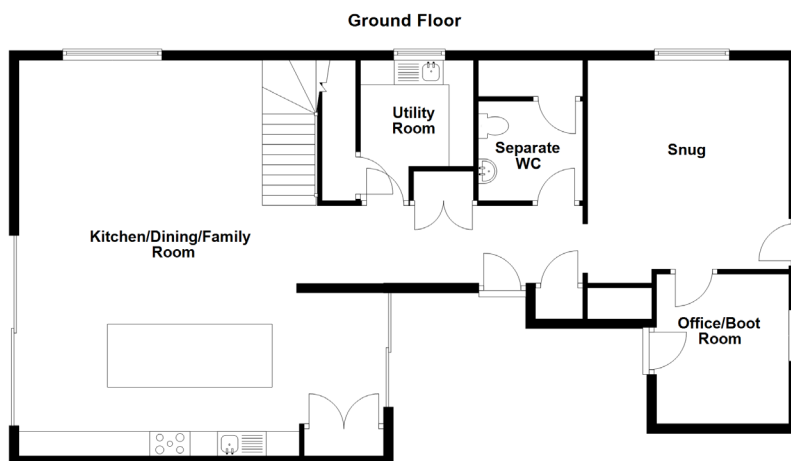
Possession: BY ARRANGEMENT

Services: Air source heat pump, mains water, mains electricity and remote communal cesspit drainage.

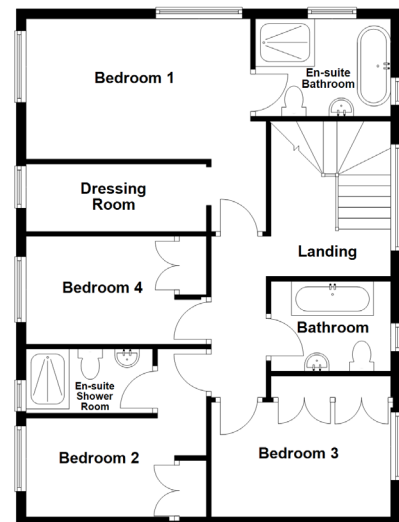
Construction: Timber Frame with an outer skin of block. Frameless invisible ProfilDoors.

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

Service charge: Approximately £100 pcm



First Floor



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