



Canon House

7 Courtil De La Fontenelle, Ville Au Roi, St. Peter Port, GY1 1NY

£915,000

LOCAL MARKET

SOLE AGENT



swoffers



sales@swoffers.co.uk | 01481 711766

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



Attractive and immaculately presented family home in turn key condition

Situated on a peaceful, executive clos on the outskirts of St Peter Port

Within walking distance of town, local schools and amenities

South facing, fully enclosed back garden and lawned front garden wrapping around the side

2 parking spaces with additional parking on the clos





Large, bright and airy lounge with multi-fuel stove and access to the back garden and patio

Three double bedrooms, one with en suite and two with fully fitted furniture

Light filled kitchen with lots of storage and a separate dining room

Larger than average garage providing substantial storage space and doubling up as a utility room

Potential to extend, subject to planning permission



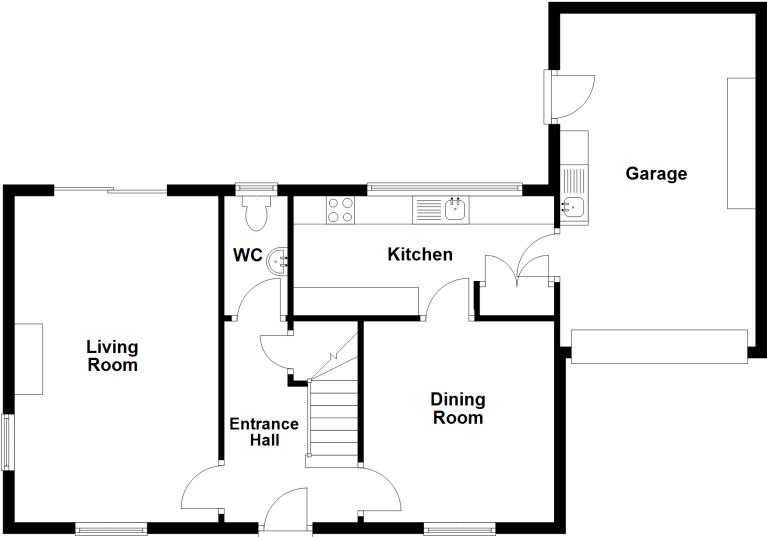




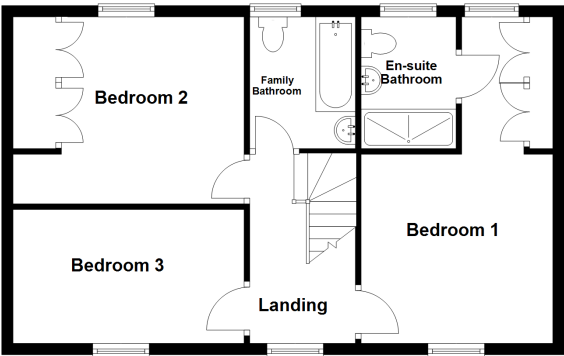




Ground Floor



First Floor



About Canon House

Canon House is an attractive and impressive detached family home with large Georgian style windows at the front and a linked garage, situated on a quiet and very executive clos within easy walking distance of St Peter Port town centre, local schools and amenities. The house is immaculately presented in 'turn key' condition and offers plenty of space for a couple or a growing family. The accommodation downstairs comprises a triple aspect living room with a multi-fuel stove and sliding doors giving access to the back garden, cloakroom, separate dining room and a bright and well-equipped kitchen overlooking the garden. Accessed from the kitchen and the back garden, a large garage doubles up as a utility area and provides ample storage. Upstairs, there are three double bedrooms, two of which have fully fitted furniture, and a family bathroom. The master bedroom is spacious and has an en suite. Outside, there is a lawned front garden which wraps around the side. The rear garden is south facing and is fully enclosed by a granite wall, offering shelter and privacy. The space is low-maintenance with ample patio space to enjoy the sun and is also child and pet friendly. There is parking in tandem for two cars and there is additional parking available around the clos. A superb home and internal viewing is highly recommended.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

12'2" x 7'3" (3.7m x 2.2m)

Stairs to first floor. Understairs storage cupboard.

Separate WC

6'7" x 2'7" (2m x 0.79m)

Two piece suite of WC and wash hand basin set into vanity unit. Window to the rear.

Living Room

19'8" x 11'10" (6m x 3.6m)

Fireplace with stone surround, mantel and hearth with working multi fuel stove. Triple aspect room with sliding doors providing access to the garden.

Dining Room

12'2" x 10'10" (3.7m x 3.3m)

Window providing aspect to the front of the property.

Kitchen

16'9" x 7'10" (5.1m x 2.4m)

Fitted with a range of wall and base units with work surfaces over incorporating one and a half bowl stainless steel sink and drainer. Window to the rear providing aspect over the garden. Large storage cupboard housing the water tank, door leading to the garage.

Garage

26'3" x 10'2" (8m x 3.1m)

Fitted with a range of base units with work surfaces over incorporating a stainless steel sink. Oil fired boiler. Up and over garage door to the front and door leading to the rear garden.

FIRST FLOOR

Landing

10'10" x 7'3" (3.3m x 2.2m)

Access to the loft.

Bedroom 1

19'8" x 12'2" (6m x 3.7m)

Fitted wardrobes and dressing table, with a matching wall mounted mirror and bedside tables. Windows to front and rear.

Ensuite Bathroom

7'10" x 4'11" (2.4m x 1.5m)

Three piece suite with a walk in shower, WC and wash hand basin set into a wall mounted vanity unit. Tiled floor and part tiled walls. Window providing aspect to the rear of the property.

Bedroom 2

11'2" x 10'10" (3.4m x 3.3m)

Fitted wardrobes with matching bedside tables. Window providing aspect to the rear of the property.

Bedroom 3

11'10" x 7'7" (3.6m x 2.3m)

Window providing aspect to the front of the property.

Family bathroom

8'2" x 5'11" (2.5m x 1.8m)

Three piece suite including bath with shower over, WC and wash hand basin set into a wall mounted vanity unit. Tiled floors and part tiled walls. Window providing aspect to the rear of the property.

OUTSIDE

Front

Parking in tandem for two cars. Front garden laid to lawn with mature hedging providing privacy.

Rear

South facing garden laid to lawn and patio with shrub borders, various plants and a tree. This garden is bounded by walls. Housing a timber garden shed.

Appliances

Appliances include; NEFF induction hob, NEFF extractor fan, NEFF double oven, NEFF fridge and freezer and full size NEFF dishwasher, Siemens washing machine and a Hotpoint tumble dryer.

TRP: 194

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

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

Price includes: Carpets, curtains, light fittings and appliances as listed. Also includes fitted furniture and bedside tables.

swoffers



sales@swoffers.co.uk | 01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.