

SOLE
AGENT



Jacaranda

6 Clos de Haut Terrain, Route Des Clos Landais,
St Saviours, GY7 9PH

 x2  x1 **PERRYS 21F2 TRP 75**

- Modern semi detached bungalow
- Enclosed, private and attractively planted garden
- On well regarded, small clos in St Saviours
- Parking for three cars
- Two bedrooms and shower room
- Built in late 1990s and low in maintenance
- Smart lounge and kitchen / dining room
- Excellent home or investment property

£565,000

LOCAL MARKET

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





About Jacaranda

This modern, semi detached bungalow was built in the late 1990s and forms part of a small, quiet clos in the heart of St Saviours. Smartly presented throughout, it offers single level living comprising two bedrooms, a shower room, smart lounge and separate kitchen / dining room. Externally there is parking for three cars and a highly attractive garden which, although small, enjoys both lawn and paved areas set against the backdrop of an abundance of planting, providing both privacy and seclusion. An excellent home or investment property in a well regarded location.

ACCOMMODATION COMPRISING

Entrance Hall

15'6" x 4'2" (4.72m x 1.27m)

Half glazed door to front. Access to roofspace via pull-down loft ladder. Narrow shelved airing cupboard.

Lounge

12'8" x 12' (3.86m x 3.66m)

Feature fireplace set on marble hearth with Adam style surround. Alcoves to either side, with one incorporating low height shelving and high level top cupboards over. Window to front.

Kitchen / Dining Room

12'10" x 10'9" (3.9m x 3.28m)

Incorporating a range of medium oak base and wall units with beige work surfaces over incorporating 1 ½ bowl, single drainer stainless steel sink. Space for dining table. uPVC half glazed door to rear with window alongside.

Shower Room

7'4" x 6'9" (2.24m x 2.06m)

Three piece white suite of large shower cubicle, wash hand basin set in vanity unit with storage cupboard below, and low flush wc. Fully tiled walls and floor. Window to rear.

Bedroom 2

10'11" x 9'1" (3.33m x 2.77m)

Three door run of wardrobes.

Bedroom 1

12' x 11'9" (3.66m x 3.58m)

Four door run of wardrobes. Window to front.

OUTSIDE

Front

The property is approached over a private clos road which in turn leads onto a dedicated parking area providing space for up to three cars in tandem, immediately alongside of the property.

Front Garden

A brick paved pathway leads to the front door of the property, alongside of which is a low maintenance gravelled foregarden incorporating a variety of flowers, shrubs and bushes, the whole of which is bounded to the road side by a low height rendered and brick capped wall.

Rear

To the rear of the property is a part lawn, part paved garden which is bounded by a combination of 6' high wooden fence panelling and mature hedging. The garden enjoys excellent privacy and is planted with a variety of mature trees, flowers and shrubs, all of which combine to provide a highly attractive and fully enclosed garden. Pedestrian gate to side parking area.

Appliances

Samsung electric oven, Parkinson Cowan gas hob, Firenzi extractor fan, freestanding Indesit fridge/freezer, Hotpoint washing machine.

TRP: 75

Viewing: BY APPOINTMENT

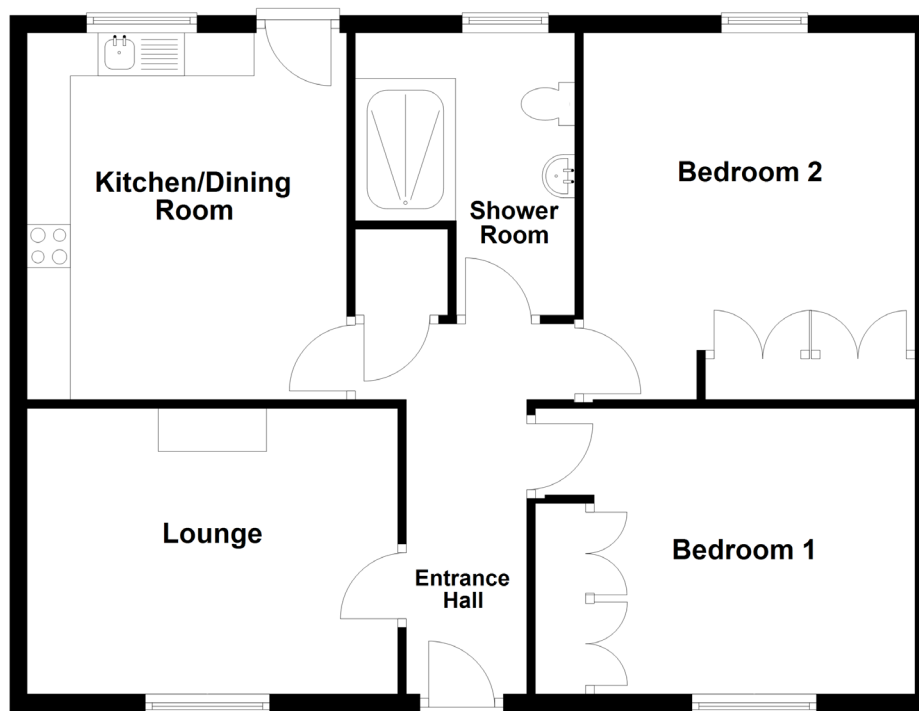
Possession: BY ARRANGEMENT

Services: Mains gas, water, electricity and drainage. Gas central heating.

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

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

Ground Floor



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