

**SOLE
AGENT**



Winterbourne

Route De Picquerel, Vale, Guernsey, GY6 8JA

 x3  x1 **PERRYS 33H1 TRP 143**

- Well presented family home
- Two allocated parking spaces
- Walking distance to the beach
- Built less than 20 years ago
- Three good sized bedrooms
- Sunny enclosed rear garden

£675,000

LOCAL MARKET

swoffers



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01481 711766

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





About Winterbourne

Winterbourne is a well presented semi-detached family home situated within walking distance to many of the islands northern sandy beaches and local amenities. Perfect for a professional couple or a young family the property is light and airy throughout and was purpose built less than 20 years for modern living. The accommodation comprises of an entrance hall, downstairs WC, front to back living/dining room with access to the garden and a modern kitchen. Upstairs there are three very good sized bedrooms, the family bathroom and ample loft space. To the of the property there is an enclosed, level garden which is mainly laid to lawn and two allocated parking space. We would highly recommend internal viewing to appreciate all that this charming home has to offer.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hallway

12' x 6'6" (3.66m x 1.98m)

Stairs to the first floor with understairs storage.

Separate WC

5'10" x 4'1" (1.78m x 1.24m)

WC and a hand basin set onto pedestal.

Kitchen

14'6" x 11'3" (4.42m x 3.43m)

Fitted with a range of wood effect wall and base with stone effect work surfaces incorporating a 1½ bowl stainless steel Franke sink. Door providing access to the rear garden.

Lounge/Dining Room

27'7" (8.42) x 13'4" (4.07) (max) x 11'4" (3.46) (min)

Double doors providing access to the garden.

FIRST FLOOR

Landing

Access to the loft space.

Family Bathroom

9'9" x 9'5" (2.97m x 2.87m)

Fitted with a four piece suite of bath with hand held shower over, WC, wash hand basin set into vanity unit and a large shower enclosure with rain shower head.

Bedroom 1

13'1" x 11'3" (4m x 3.43m)

Run of fitted wardrobes.

Bedroom 2

12'11" x 11'10" (3.94m x 3.6m)

Run of fitted wardrobes.

Bedroom 3

13'5" x 7'8" (4.1m x 2.34m)

OUTSIDE

Front

Approached via the road of the gateway leading to a low maintenance paved fore garden with gated access down the side of the property leading to the rear.

Rear

Fully enclosed surrounded by medium height fencing. The garden is U-shaped predominantly laid to grass with a patio area positioned to enjoy the sunshine throughout the day as there is also a gravelled area with a shed and the gate leading to the two allocated parking spaces.

Appliances

NEFF hob with NEFF extractor fan, NEFF oven, NEFF microwave, Fridge and freezer, freestanding Hotpoint washer/dryer and Bosche dishwasher.

TRP: 143

Viewing: BY APPOINTMENT

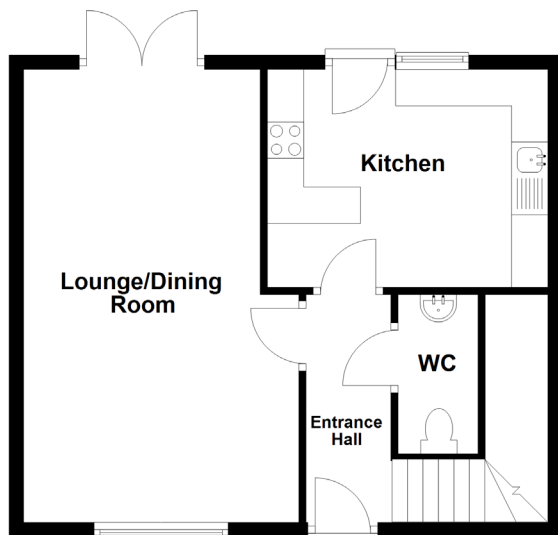
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

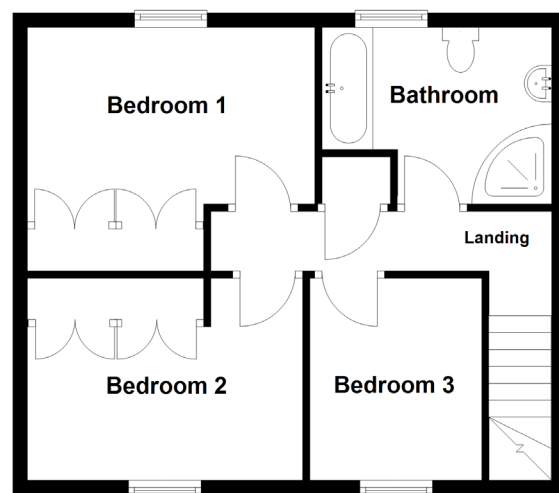
Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

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

Ground Floor



First Floor



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