

**SOLE
AGENT**



La Providence

Ruelle Braye, St. Peter Port, GY1 1PJ

 x4  x3 **PERRYS 4E13 TRP 281**

- Georgian style Town house
- Southern outskirts of Town
- Four double bedrooms
- Three bathrooms
- Beautifully landscaped garden
- Immaculately presented
- Recently decorated throughout
- Plenty of parking

£1,275,000

LOCAL MARKET

swoffers



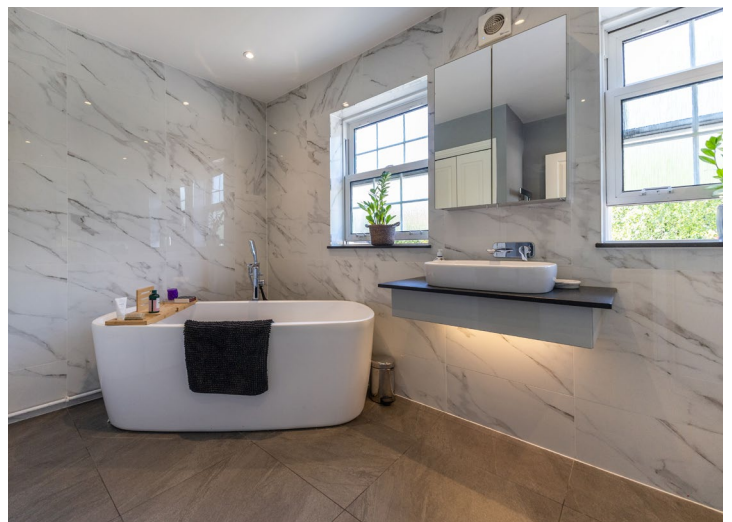
sales@swoffers.co.uk | 01481 711766

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

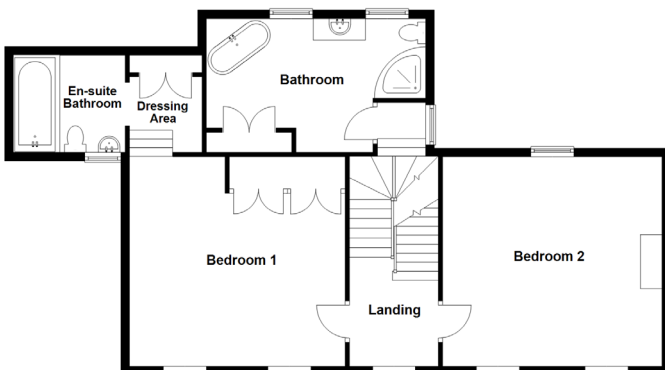
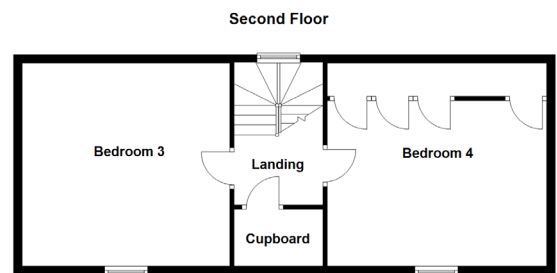
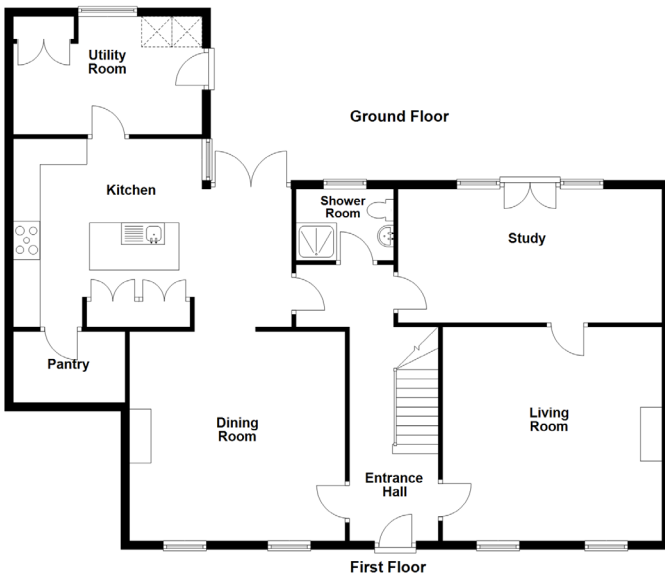












About La Providence

La Providence is a stunning Georgian townhouse, which has been extremely well-presented by the current owners and a true 'must view'. The property is located in a super convenient position on the southern outskirts of Town.

The property has been beautifully renovated offering high specification, spacious and elegant accommodation throughout. The ground floor comprises a sitting room, dining room, office, shower room, newly fitted kitchen and stylish utility room. The first floor offers two bedrooms (the primary comprising a stunning ensuite and walk in wardrobe), and family bathroom. The second floor offers two further bedrooms.

Externally there is a fully enclosed rear garden which has been landscaped immaculately. To the front, there is a large, paved driveway with parking for multiple vehicles as well as a single garage.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

19'8" x 6'3" (6m x 1.9m)

Wooden flooring as laid. Understairs storage.

Living Room

15'5" x 14'1" (4.7m x 4.3m)

Two large windows providing aspect to the front. Log burner with stone surround, hearth and mantel.

Dining Room

14'1" x 13'9" (4.3m x 4.2m)

Two large windows providing aspect to the front.

Shower Room

5'11" x 5'7" (1.8m x 1.7m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Frosted window providing aspect to the rear.

Study

15'9" x 9'2" (4.8m x 2.8m)

Large double doors providing access to the patio.

Kitchen

17'9" x 12'6" (5.4m x 3.8m)

Fitted with a range of wall and base units with a central island and marble effect work surfaces over. Door providing access to a large pantry.

Utility Room

13'5" x 7'5" (4.1m x 2.26m)

Wooden flooring as laid. Windows providing aspect to the rear and a door providing access to the garden.

FIRST FLOOR

Landing

19' (max) x 6'7" (5.8m (max) x 2m)

Spacious landing with a window providing aspect to the front.

Family Bathroom

13'5" x 9'2" (4.1m x 2.8m)

Fitted with a four piece suite of bath, shower, wash hand basin with storage below and W.C. Fitted storage. Two frosted windows providing aspect to the rear.

Bedroom 1

14'1" x 13'9" (4.3m x 4.2m)

Fitted wardrobes. Two windows providing aspect to the front.

Dressing Area

6'11" x 5'5" (2.1m x 1.65m)

Fitted wardrobes and vanity unit.

Ensuite Shower Room

8'2" x 5'7" (2.5m x 1.7m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Frosted window providing aspect to the front.

Bedroom 2

14'11" x 14'1" (4.55m x 4.3m)

Dual aspect. Wooden mantel piece.

SECOND FLOOR

Landing

9'6" x 6'7" (2.9m x 2m)

Window providing aspect to the garden. Fitted storage cupboard.

Bedroom 3

14'1" x 9'10" (4.3m x 3m)

Dorma window providing aspect to the front.

Bedroom 4

14'5" x 9'10" (4.4m x 3m)

Dorma window providing aspect to the front.

OUTSIDE

Front

The property is approached by a large paved driveway providing ample parking. Detached single garage.

Rear

Steps leading to a raised patio. Lawned garden surrounded by mature shrubs. Small seating area providing views.

Appliances

NEFF gas hob, Bosch extractor fan, NEFF microwave, NEFF oven and Bosch dishwasher.

TRP: 281

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Electric heating, underfloor on ground floor. Solar panels and Tesla battery.

Construction: Granite construction with cavity extension. uPVC double glazed windows and uPVC fascias and soffits.

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



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.