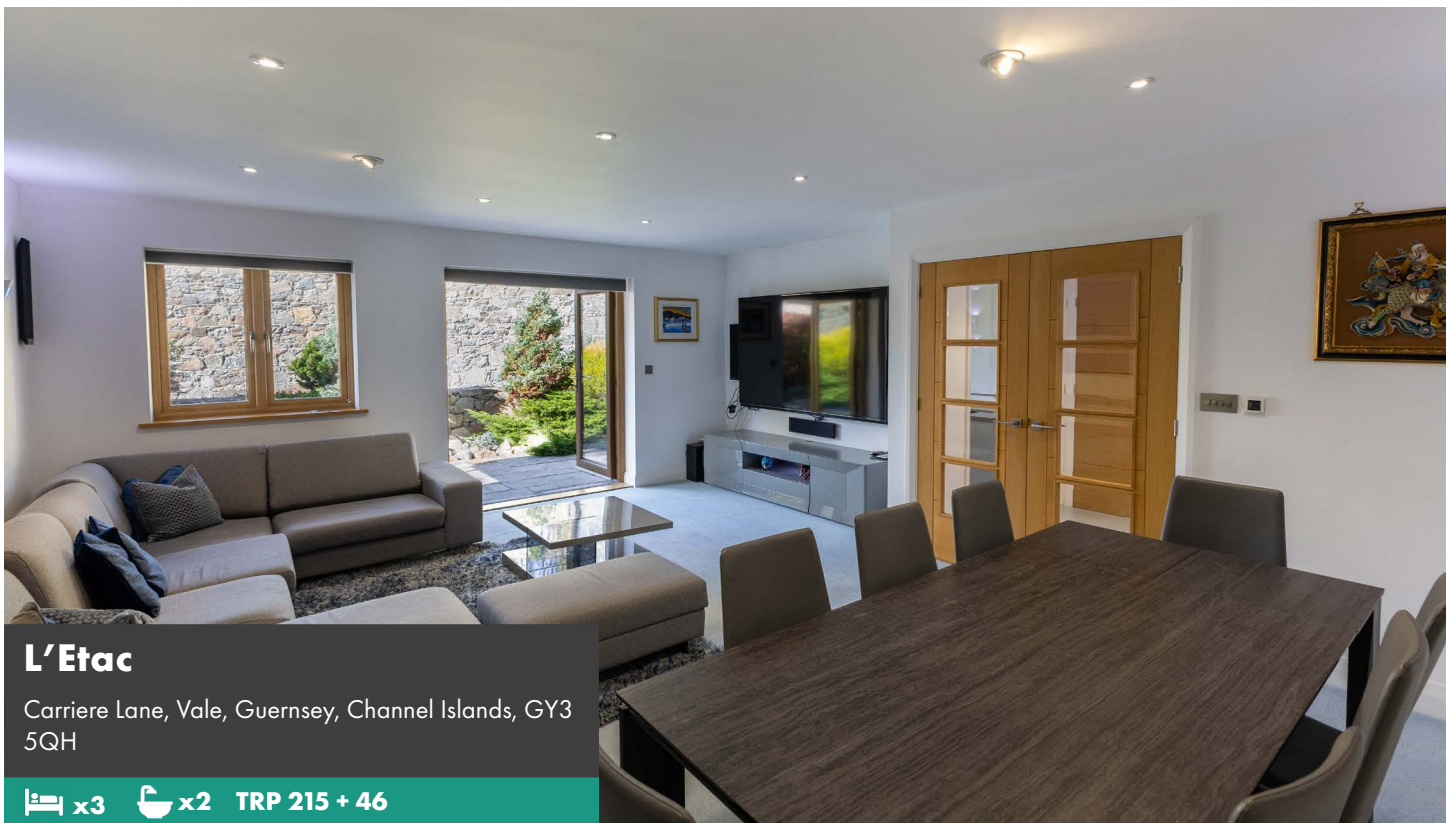




L'Etac

Carriere Lane, Vale, Guernsey, Channel Islands, GY3 5QH

 x3  x2 TRP 215 + 46

- Detached modern home in a peaceful location
- Two well-appointed bathrooms
- Generous and comfortable living accommodation
- Low-maintenance garden with decking area
- Three good-sized bedrooms
- Detached double garage plus ample parking

£920,000

LOCAL MARKET

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













About L'Etac

A modern detached home tucked away along an exceptionally quiet lane, offering spacious and well-balanced accommodation throughout. The property features a generous reception rooms, three good-sized bedrooms and two bathrooms, complemented by a low-maintenance garden with an attractive decking area, perfect for outdoor entertaining. Further benefits include a detached double garage and ample parking.

ACCOMMODATION COMPRISING

Entrance Hall

18'3" x 6'6" (5.56m x 1.98m)
Oak staircase leading to the first floor.
Large understairs storage/comms cupboard. Double doors lead into the...

Lounge / Dining Room

19'8" x 18'3" (6m x 5.56m)
Double doors leading onto a low maintenance patio area.

Study

8'11" x 8'1" (2.72m x 2.46m)
Fitted with an office desk and storage.

Separate WC

5'7" x 5'5" (1.7m x 1.65m)
Fitted with a two piece suite of wash hand basin set onto a vanity unit and a W.C.

Kitchen

14'1" x 11'9" (4.3m x 3.58m)
Fitted with a range of petrol blue gloss wall and base units with slate effect work surface over incorporating a 1½ bowl stainless steel Franke sink. Central island with seating. Double doors leading to the rear patio.

FIRST FLOOR

Landing

8'10" x 7'10" (2.7m x 2.4m)
Large airing cupboard. Laddered access to the loft.

Bedroom 1

14'8" x 13'1" (4.47m x 4m)
Comprehensive run of fitted bedroom furniture.

Ensuite Shower Room

9'10" x 6'5" (3m x 1.96m)
Fitted with a large shower with hand held and rain shower head, wash hand basin set into vanity unit and W.C.

Bedroom 2

13'10" x 11'8" (4.22m x 3.56m)
Run of fitted bedroom furniture.

Bedroom 3

13' x 11'2" (3.96m x 3.4m)
Run of fitted bedroom furniture.

Bathroom

11'2" x 7'1" (3.4m x 2.16m)
Fitted with a four piece suite of shower enclosure, large bath, wash hand basin set onto vanity unit and W.C.

OUTSIDE

Front

The property is situated on an extremely quiet lane. There is a paved low maintenance west facing garden surrounded by medium height granite wall and mature shrubs.

Rear

Where there is a low maintenance patio area with steps leading up to a brick paved parking area where there is parking for up to five vehicles. There is also a composite decking area best positioned to enjoy sunshine throughout the day.

Detached Garage

19'11" x 16'7" (6.07m x 5.05m)
Electric-up-and-over door. Run of grey gloss wall and base units with single bowl stainless steel sink. Overhead storage.

Appliances

Neff induction hob, Neff extractor fan, integrated Neff oven and Neff multi-oven, Neff warming drawer, 6' Neff fridge, integrated Neff freezer, Capel wine fridge, Neff fridge with freezer compartment.

TRP: 215 + 46

Viewing: BY APPOINTMENT

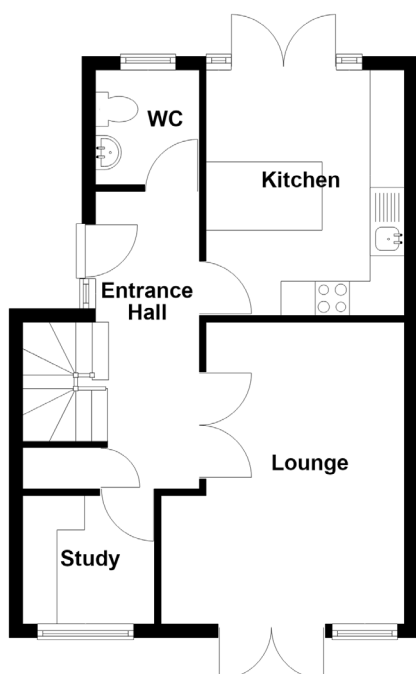
Possession: BY ARRANGEMENT

Services: All mains. Full electric underfloor heating.

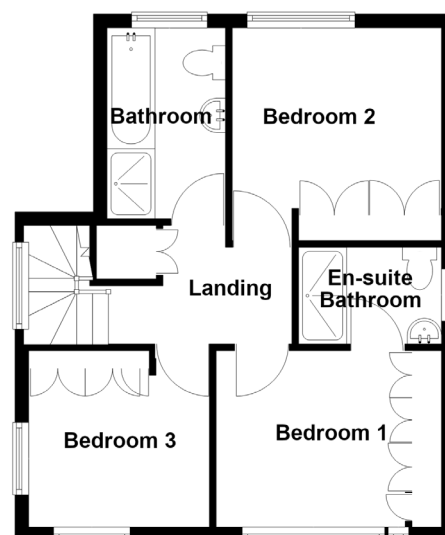
Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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