

**SOLE
AGENT**



4 St. Johns Terrace

St. Johns Road, St. Peter Port, Guernsey, GY1 1WZ

 x4  x2 **PERRYS 3 J2 TRP 164**

- Stunning property in St Peter Port
- High quality finishes
- Up to four bedrooms
- South facing enclosed garden
- Generous reception space
- Quiet location

£795,000

LOCAL MARKET

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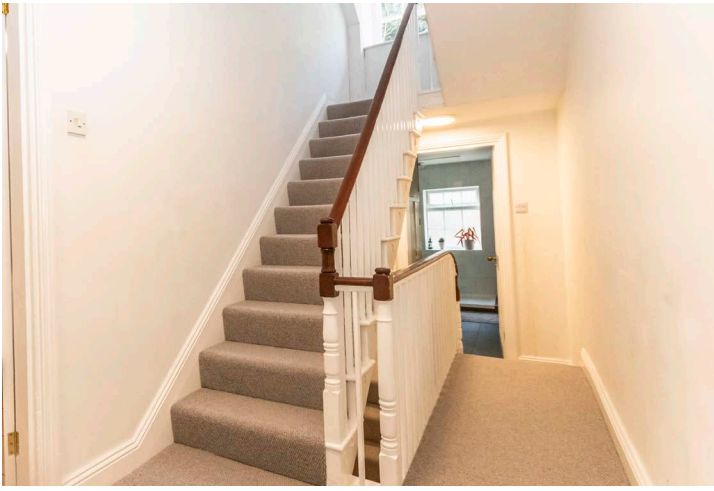


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU













About 4 St. Johns Terrace

Having recently been the subject of a renovation, 4 St John's Terrace is a beautiful four bedroom house. Situated on the quiet outskirts of St Peter Port, the property is within easy reach of the local amenities. The owner has paid particular attention to quality and detail of finish. The hub of the house is the open plan kitchen / dining room / lounge with double doors onto the patio, the ground floor also offers a snug lounge / bedroom 4 and Utility cupboard whilst the first floor offers two bedrooms and a beautiful family bathroom. On the second floor is a further double bedroom with ensuite. From this level there are fantastic views over the Little Russell and islands beyond. There is also a fully enclosed garden making this an excellent family home.

ACCOMMODATION COMPRISING

Entrance Hall

25'8" (7.82) x 5'9" (1.75) max & 3' (0.92) min

Understairs storage cupboard.

Utility Cupboard

5'2" x 4'2" (1.57m x 1.27m)

Housing the washer/dryer.

Lounge

15'7" x 10'2" (4.75m x 3.1m)

Working multi-fuel stove. Alcoves with shelving. 2.19m opening into...

Kitchen / Diner

15'4" x 8'5" (4.67m x 2.57m)

The kitchen is fitted with a range of petrol blue wall and base units with marble effect work surface over incorporating single bowl ceramic sink and drainer. Part vaulted ceiling with rooflight. Double doors giving access to the garden.

Bedroom 4 / Snug

13'5" x 12'10" (4.1m x 3.9m)

Feature fireplace. Full height window with wooden shutters. Storage in the alcoves.

FIRST FLOOR

Landing

16'1" x 5'8" (4.9m x 1.73m)

Shower Room

10'5" x 7'3" (3.18m x 2.2m)

Three piece suite of shower with rain shower head, low level W.C., and wash hand basin set onto a vanity unit. Large storage cupboard.

Bedroom 2

15'1" x 11'10" (4.6m x 3.6m)

Feature fireplace. Alcoves with shelving. Views out to the church and distant sea views.

Bedroom 3

16' x 10'4" (4.88m x 3.15m)

Fitted wardrobe.

SECOND FLOOR

Bedroom 1

15'4" x 13'8" (4.67m x 4.17m)

Feature fireplace. Under eaves storage. Captains window giving views out over the church and sea views and islands beyond. Access to the loft.

Bathroom

9'11" x 8'10" (3.02m x 2.7m)

Four piece suite of free standing bath, low level W.C., wash hand basin set into vanity unit and a large walk-in shower with rain shower head.

OUTSIDE

Front

An attractive terraced house approached over a paved pathway to the front door. Low maintenance gravelled and landscaped fore garden.

Rear

There is a south facing, fully enclosed by red brick walled garden which has a patio area and the remainder is laid to lawn. A gate gives access to a pathway leading to the road.

Appliances

Neff induction hob, Neff extractor fan, Neff oven, integrated Bosch fridge/freezer, integrated Bosch dishwasher, Indesit washer/dryer.

TRP: 164

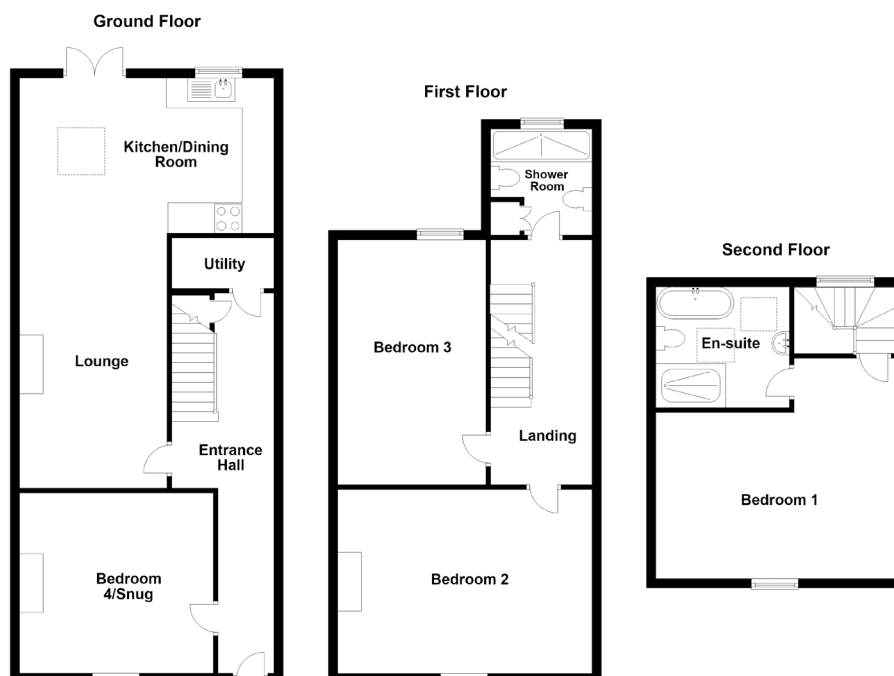
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Full electric heating.

Construction: Block. Double glazed wooden and uPVC double glazed windows with two single glazed windows to front. Wooden fascias and soffits.

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



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