



Amberley

Avenue Germain, Ville Au Roi, Guernsey, GY1 1PF

OPEN MARKET | SOLE AGENT

£950,000

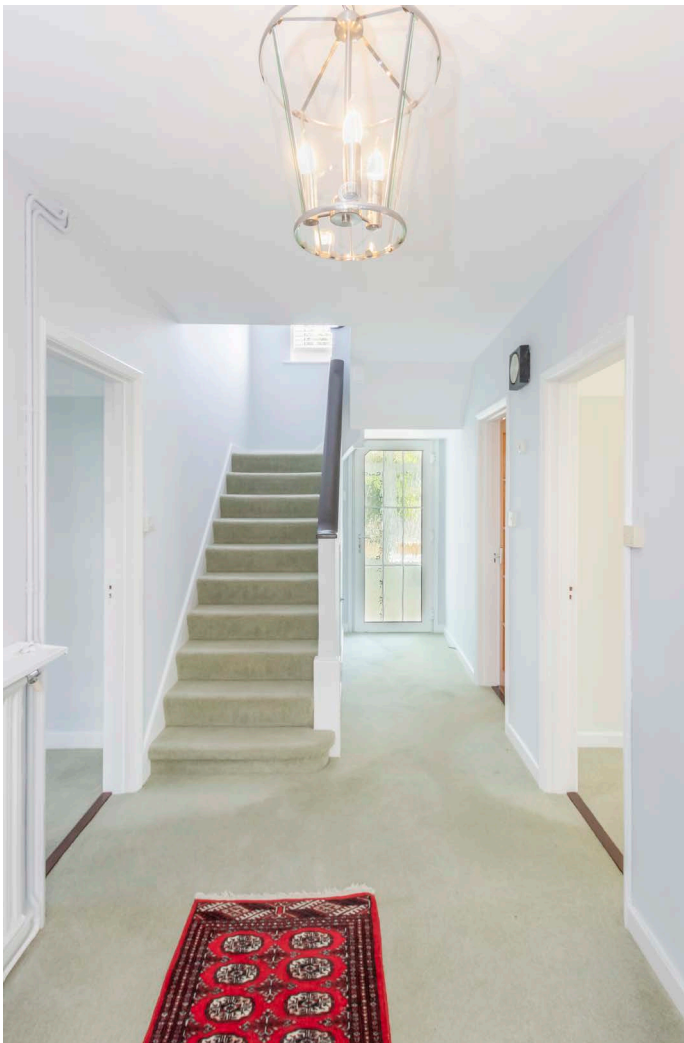


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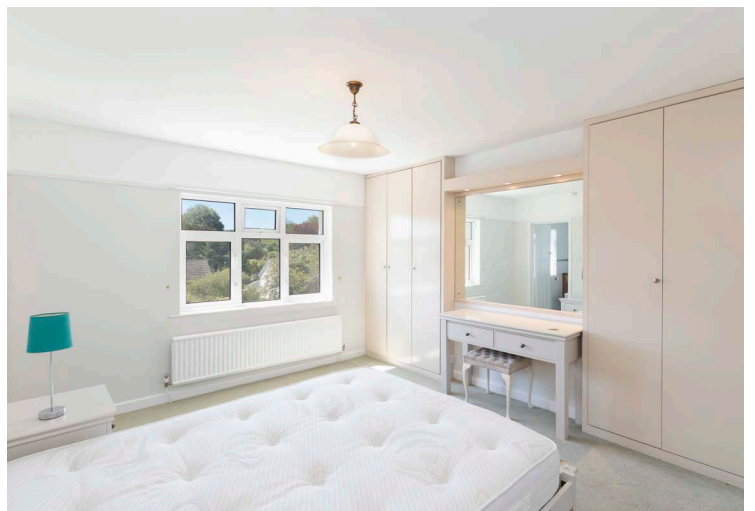
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

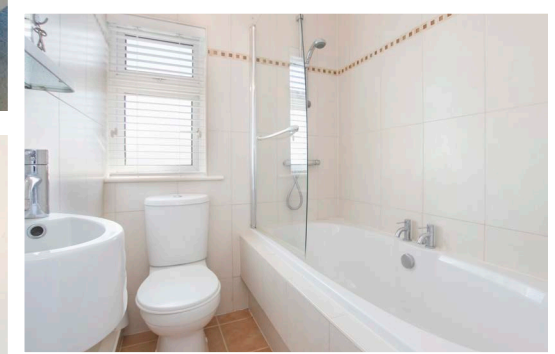


Detached family home
Tucked away in a popular residential area
Well-presented throughout
Walking distance to central St Peter Port
Three bedrooms
Good balance of accommodation
South facing tiered garden
Parking for two and garage









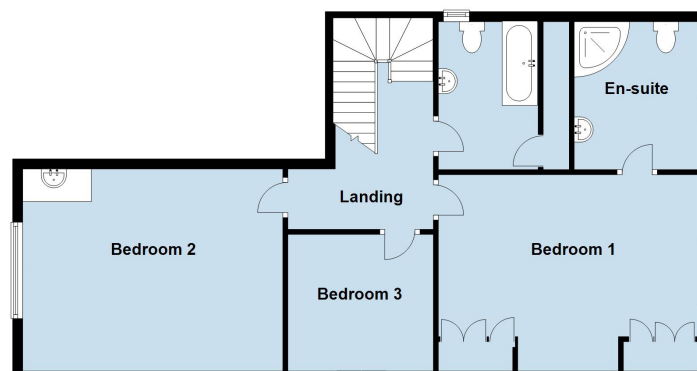




Ground Floor



First Floor



About Amberley

Amberley is a well-presented detached family home tucked away in a quiet corner of a popular residential clos located on the St Peter Port/St Martin's border. The accommodation is well balanced, offering a kitchen, sitting room, dining room and sun room together with three bedrooms including a master ensuite. There is also potential to further modernise and extend the property, subject to the necessary planning permissions. Externally there is a sunny south facing garden laid out over two tiers, while to the front there is parking for two cars and a single garage.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

6'4" x 2'4" (1.93m x 0.7m)

Entrance Hall

18'2" x 6'6" (5.54m x 1.98m)

Stairs to first floor. Understairs storage cupboard.

Sitting Room

13'11" x 12'11" (4.24m x 3.94m)

Open fireplace.

Dining Room

14' x 12'11" (4.27m x 3.94m)

Sunroom

13'4" x 7'6" (4.06m x 2.29m)

Kitchen

14'2" x 7'9" (4.32m x 2.36m)

Fitted with a range of cream wall and base units with a wooden effect work surface over incorporating a 1½ bowl stainless steel sink and drainer.

Rear Porch

11'2" x 2'7" (3.4m x 0.79m)

Access to storage cupboards. Sliding door to outside.

Garage

18'7" x 10'6" (5.66m x 3.2m)

FIRST FLOOR

Landing

8'2" max x 6'11" (2.5m max x 2.1m)

Family Bathroom

7'10" x 5'2" (2.4m x 1.57m)

Fitted with a three-piece white suite of bath with shower over, wash hand basin and low flush wc. Fully tiled. Access to airing cupboard.

Bedroom 1

14' x 10'11" (4.27m x 3.33m)

Fitted wardrobe storage.

Ensuite Shower Room

7'11" x 5'5" (2.41m x 1.65m)

Fitted with a three-piece suite of walk-in corner shower, wash hand basin set into vanity unit and low level wc.

Bedroom 2

12'11" x 12'4" (3.94m x 3.76m)

Fitted with a vanity unit.

Bedroom 3

8'7" x 8'2" (2.62m x 2.5m)

OUTSIDE

Front

To the front of the property is a gravelled parking area for two cars and access to the single garage.

Rear

Where there is a very attractive maturely planted two tier south facing garden best positioned to enjoy the sunshine and features a domestic greenhouse and wooden shed with power supply.

Side

A path leads around both sides of the property to the rear.

Appliances

Indesit free standing double oven, Cooke & Lewis extractor fan, Miele washing machine, Miele dishwasher, integrated Whirlpool fridge, Hotpoint tumble dryer.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

Construction: Solid block. uPVC double glazed windows.

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



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