

SERENITY

GUERNSEY

£3,650,000

OPEN MARKET





Three bedrooms and three modern bathrooms

Full electric central heating throughout

Stunning exposed oak-framed living room

Private mature gardens with well-fed irrigation

Kitchen and bathrooms replaced within three years

Double garage and extensive off-road parking

















Ground Floor Building 1

Accommodation Summary

Serenity is an immaculately presented bungalow situated in a quiet lane close to Saumarez Park and just a few minutes' drive inland from the beautiful West Coast beaches.

The current owner has undertaken significant renovation and improvement works, creating a modern, bright and spacious home with an excellent balance of bedroom and reception space. The accommodation comprises three bedrooms and three bathrooms, with the kitchen and all bathrooms having been replaced within the last three years.

A particular feature of the property is the large exposed oak-framed living room, which was designed and built by the current owner. This impressive space provides a wonderful focal point to the home and creates a characterful yet contemporary setting for both everyday living and entertaining.

The house benefits from full electric central heating, complementing the high standard of renovation throughout.

Externally, the property enjoys highly private, mature gardens to the rear, creating a peaceful and secluded setting. The gardens are further enhanced by a private well, providing an efficient means of maintaining the mature planting throughout the year.

To the front is a substantial parking area together with a double garage, providing excellent parking and storage.

Serenity offers a superb combination of contemporary living, character, generous accommodation and attractive outdoor space, all within easy reach of the island's West Coast beaches and local amenities.

Accommodation Comprising

Entrance Porch

7'6" x 4'5" (2.29m x 1.35m)

Entrance Hall

10'9" x 21'9" (3.28m x 6.63m)

Electric blinds. Access to two large storage cupboards.

Utility Room

12'6" x 14'9" (3.8m x 4.5m)

Hotpoint tumble dryer and washing machine. A range of fitted cupboards.

Kitchen

19'8" x 21'5" (6m x 6.53m)

Everhot range, Pando drinks fridge, Neff dishwasher, Fisher & Paykel American style fridge freezer.

Side Entrance/Boot Room

6'9" x 7'11" (2.06m x 2.41m)

Bosch freezer and fitted storage.

Sitting Room

30'5" x 25'6" (9.27m x 7.77m)

Plantation blinds. Bi-folding doors to garden.

Snug

19'9" x 14'1" (6.02m x 4.3m)

Electric fire.

Guest WC

6'8" x 5'3" (2.03m x 1.6m)

Fully tiled, WC, Basin, wall mounted heated towel rail and Under floor heating.

Bedroom Corridor

29'4" x 3'9" (8.94m x 1.14m)

Access to airing cupboard.

Family Bathroom

9'3" x 5'5" (2.82m x 1.65m)

Basin, WC, Bath, Walk in shower.

Bedroom 3

17'9" x 9' (5.4m x 2.74m)

Fitted wardrobes.

Bedroom 2

12' x 10'2" (3.66m x 3.1m)

Fitted wardrobes, Plantation blinds

Ensuite Bathroom

10'4" x 5'3" (3.15m x 1.6m)

WC, Basin, Walk in shower, Plantation blinds.

Master Bedroom

12'10" x 15' (3.9m x 4.57m)

Dressing area, fitted wardrobes, fitted plantation blinds and direct access to the garden.

Dressing Area

15'6" x 6'3" (4.72m x 1.9m)

Run of fitted wardrobes.

Ensuite Bathroom

6'4" x 8'9" (1.93m x 2.67m)

Walk in shower, Basin, WC, Plantation blinds.

OUTSIDE

Double Garage

18'8" x 23'9" (5.7m x 7.24m)

Door to...

Hobbies Room

16'7" x 15' (5.05m x 4.57m)

Front

The property is accessed from the quiet lane via a tarmac driveway. There is a separate detached double garage with an additional store/hobby room on the side, which currently houses a golf simulator. The front garden is bordered by mature shrubs and trees. Steps lead to the front door.

Rear Garden

Mostly laid to lawn with mature shrubs, boarded by mature hedges and trees featuring a purpose built garden room ideal for entertaining. There is a large patio with access from the main living area and kitchen.

There is a functioning well with a pump fitted which runs the garden irrigation system. Garden shed and domestic greenhouse.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage.

Electric central heating. Part electric underfloor heating.

Construction: uPVC double glazed windows.

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