



Cote D'or

Richmond Avenue, St. Peter Port, Guernsey, Channel Islands, GY1 1QQ

£1,495,000

Open Market | Sole Agent



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



Enviably quiet location

Three double bedrooms

Double-tandem garage plus parking

Generous enclosed garden

Detached family home

Excellent reception space



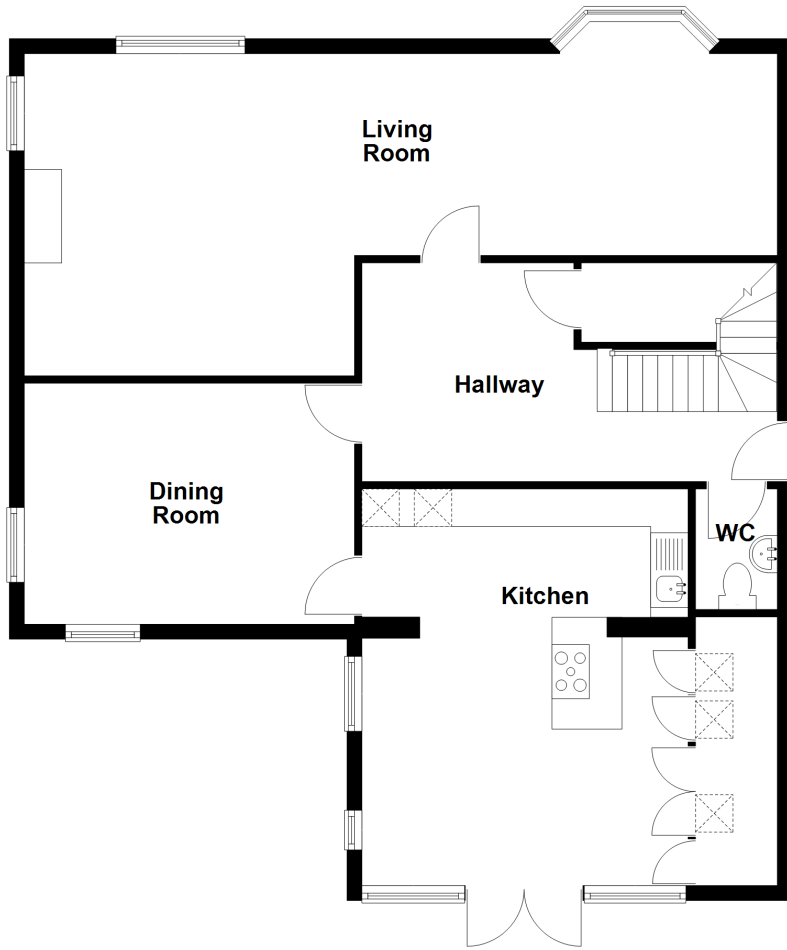




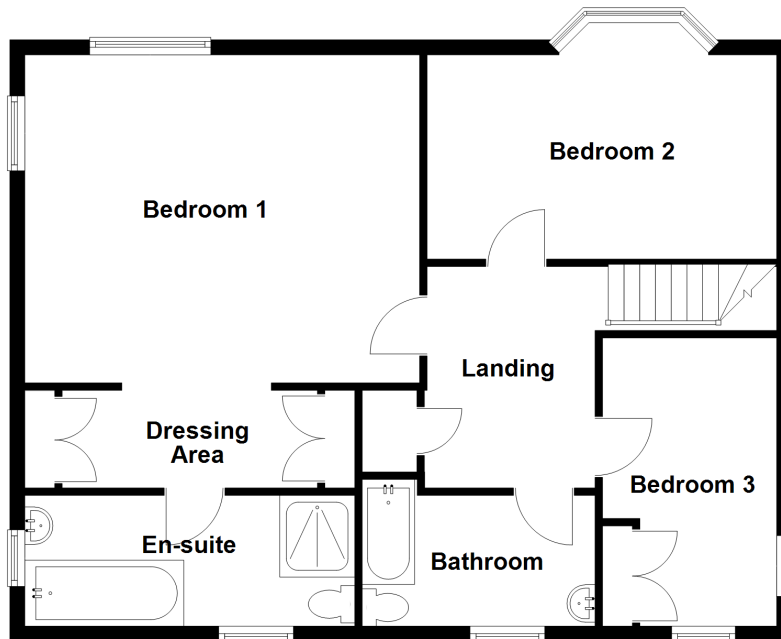




Ground Floor



First Floor



About Cote D'or

Located on Richmond Avenue in a desirable area of St Peter Port, this detached three-bedroom home offers a comfortable and well-balanced layout ideal for family living. Cote D'or features two bathrooms, a spacious double-tandem garage, and generous living areas throughout. Set within easy reach of local amenities, schools, and the centre of town, it provides both convenience and a quiet residential setting. An excellent choice for those looking for a home in a desirable part of the island.

ACCOMMODATION COMPRISING

Kitchen

18'1" x 17'3" (5.5m x 5.26m)
Solid wooden floors

Dining Room

12'6" x 14'7" (3.8m x 4.45m)
Solid wooden floors

Hallway

15'5" x 9'10" (4.7m x 3m)

Living Room

27'7" x 13'9" (8.4m x 4.2m)
Real flame gas fire

Cloakroom

6'9" x 0.80cm (2.06m x 0.80cm)
Two piece suite of wash hand basin and WC.

Master Bedroom

13'9" x 13'3" (4.2m x 4.04m)
Fitted bedroom furniture comprising of chest of wardrobes, drawers and dressing table.

Dressing Room

4'5" x 11'4" (1.35m x 3.45m)
Wardrobes as fitted.

Ensuite Bathroom

7'9" x 11'8" (2.36m x 3.56m)
Fitted with a four piece suite of bath, large double walk in shower, wash hand basin set into vanity unit and WC.

Bedroom 2

14'11" x 10' (4.55m x 3.05m)
Fitted wardrobes, dressing table unit and fitted bedside tables.

Bedroom 3

10'8" x 10'2" (3.25m x 3.1m)
Fitted wardrobe

Bathroom

6'11" x 8'6" (2.1m x 2.6m)
Fitted with a three piece suite, wash hand basin set into vanity unit and WC.

Attic

12'4" x 9'4" (3.76m x 2.84m)
Fully floored

OUTSIDE

Front

The property is approached over a brick paved driveway with parking for four cars.

Rear

The brick paved driveway extends through a pedestrian gate onto the patio to the rear of the kitchen. There is a large double garage, good sized lawn bordered by mature shrubs and hedging. The rear garden is fully secure with wooden fences to the north and south boundaries and a granite wall to the east.

Appliances

Hotpoint steam oven, Neff oven, Neff gas hob with five rings, Neff dishwasher, Miele washing machine, tumble dryer.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Cavity construction. uPVC double glazed windows. uPVC fascias, wooden soffits and seamless aluminium guttering

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

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