



# LITTLE JUDDE

2 Clos De Ruelle Braye, Ruelle Braye, St Peter Port, Guernsey, GY1 1PJ

OPEN MARKET SOLE AGENT

£1,750,000

Situated on the outskirts of St Peter Port | Four spacious double bedrooms | Short walk to the town centre  
Newly built double garage | Large parking  
South facing garden | Balcony overlooking garden | Outdoor patio perfect for alfresco dining



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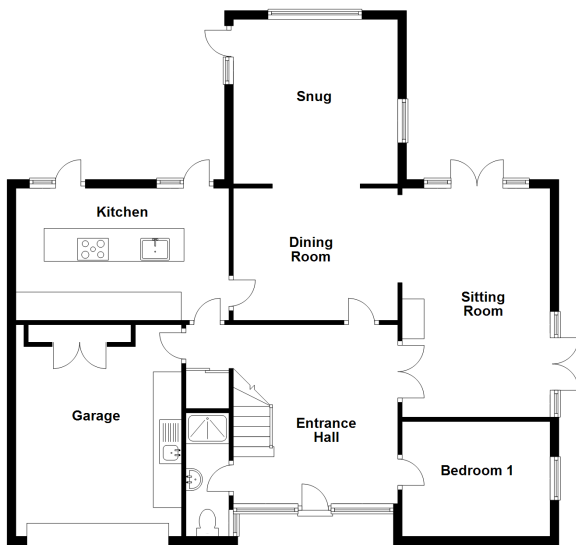




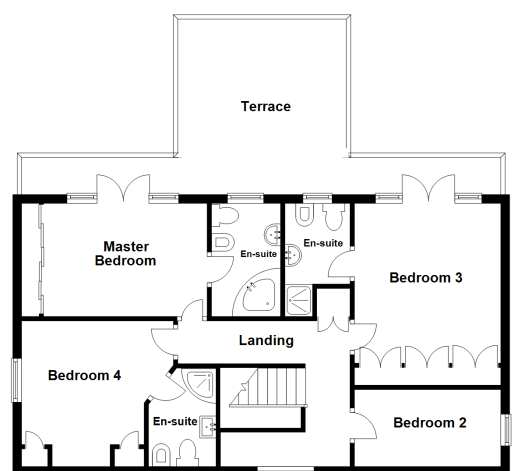
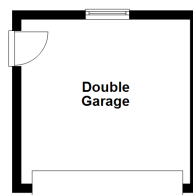




Ground Floor



First Floor



## About Little Judde

Little Judde is an attractive and spacious family home, ideally situated on the outskirts of St Peter Port within easy walking distance of the town centre and local amenities. The property offers five well-proportioned bedrooms, three of which are ensuite, with two enjoying direct access to a generous balcony overlooking the south-facing garden. The modern kitchen and breakfast room provides a bright and inviting space, opening onto a sunny patio perfect for alfresco dining and entertaining. Externally, the property benefits from a newly constructed double garage and ample parking. Combining space, style, and convenience, Little Judde presents an excellent opportunity for those seeking a versatile family home close to town.

### ACCOMMODATION COMPRISING

#### Entrance Hall

16'1" x 13'5" (4.9m x 4.1m)

#### Cloakroom

7'10" x 3'10" (2.4m x 1.17m)

#### Bedroom 1

15'1" x 10'6" (4.6m x 3.2m)

#### Sitting Room

21'6" x 14'6" (6.55m x 4.42m)

#### Dining Room

13'10" x 12'6" (4.22m x 3.8m)

#### Snug

20'7" x 15'5" (6.27m x 4.7m)

#### Kitchen

19'10" x 12'6" (6.05m x 3.8m)

#### Garage

19'7" x 15'6" (5.97m x 4.72m)

#### Shower Room

13'10" x 3'5" (4.22m x 1.04m)

### FIRST FLOOR

#### Landing

16'2" x 13'7" (4.93m x 4.14m)

#### Bedroom 2

15'1" x 9'2" (4.6m x 2.8m)

#### Bedroom 3

16'10" x 15'2" (5.13m x 4.62m)

#### En suite Bathroom

10'6" x 6' (3.2m x 1.83m)

#### Master Bedroom

17'2" x 10'1" (5.23m x 3.07m)

#### En Suite Bathroom

12'2" x 6'3" (3.7m x 1.9m)

#### Bedroom 4

15'5" x 12'10" (4.7m x 3.9m)

#### En Suite

9'7" x 5'7" (2.92m x 1.7m)

### OUTSIDE

#### Double Garage

19'8" x 19'8" (6m x 6m)

#### Front

The property is situated on a Cul de Sac just off the main road of Ruelle Braye. There is a private drive that provides parking for multiple vehicles and access to the garage.

#### Rear

The rear of the property boasts a balcony area situated off the two main bedrooms overlooking the swimming pool and terraced area. There is a garden laid to lawn situated at the rear and at the right side of the property.

#### Appliances

Neff oven, Neff hob, Neff fridge/freezer, LG washer/dryer, Neff dishwasher, Neff extractor fan and Gaggenau wine fridge.

TRP: 294

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** All mains services. Oil fired central heating. Gas fireplace and hob. Underfloor heating in all tiled areas.

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

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

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