



Les Arbres

Landes Du Marche, Vale, Guernsey, GY6 8BW

 x5  x4 TRP 247

- Stunning detached property with a separate wing
- Convenient location close to local shops and amenities
- Spacious and practical accommodation over two floors
- Four bedrooms in the main house, including two with en-suites
- Self-contained one-bedroom wing with separate entrance
- Private enclosed garden and parking for up to eight cars

£995,000

LOCAL MARKET

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





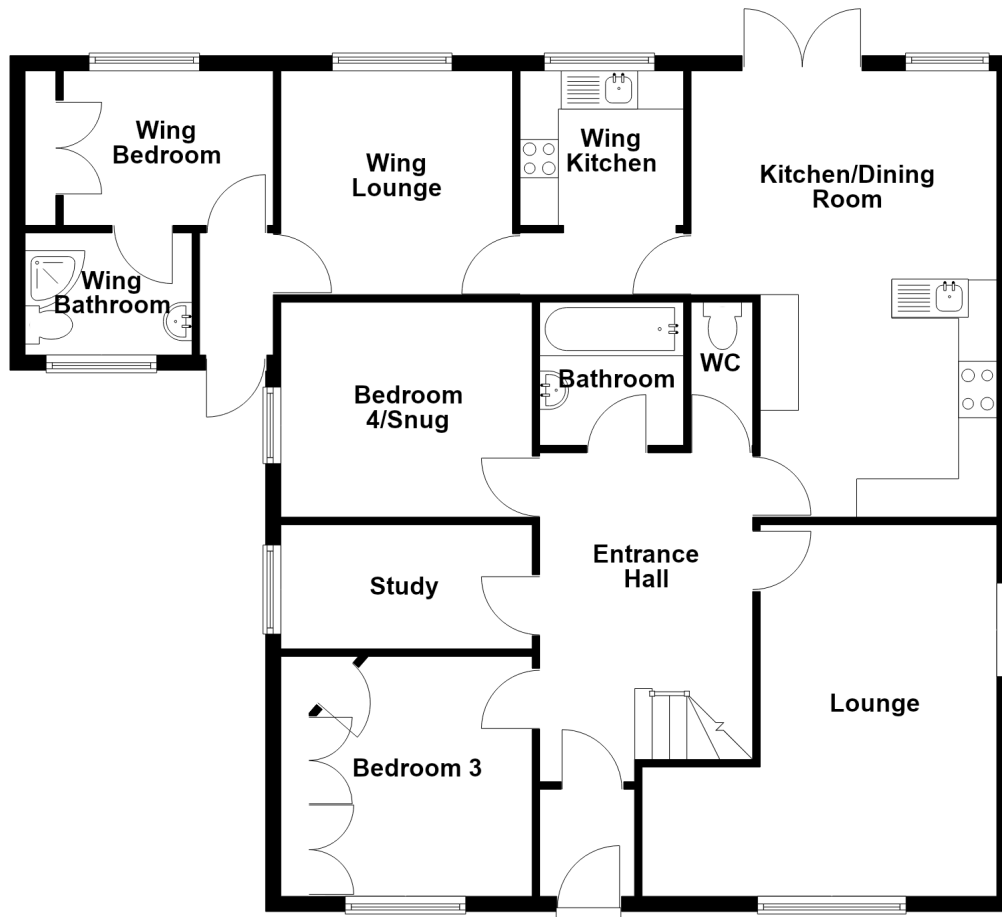


The Wing

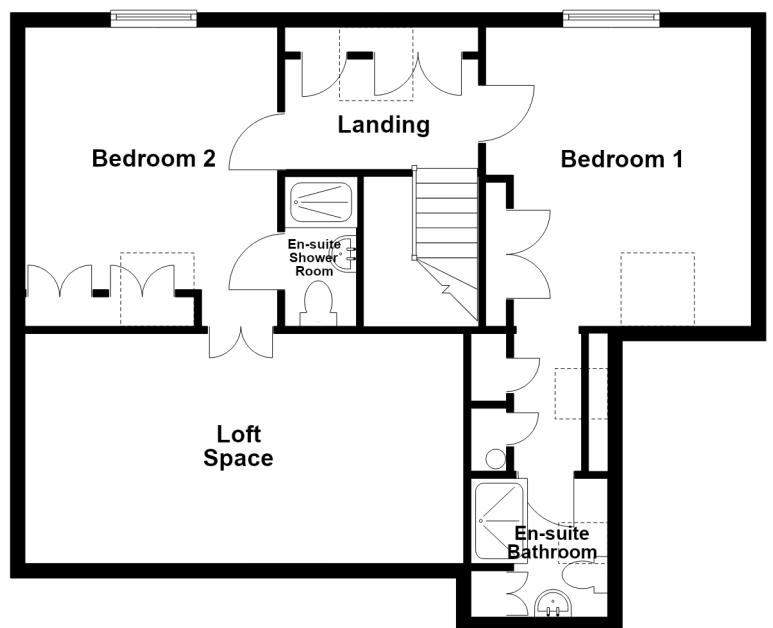




Ground Floor



First Floor



About Les Arbres

Les Arbres is a stunning detached property with a separate wing, situated in a convenient location close to local shops and amenities. Originally a bungalow, the current owners completed a loft conversion in 2016, creating an abundance of additional space while enhancing the practicality and versatility of the home.

On the ground floor, the property comprises two double bedrooms, a study/nursery, a family bathroom, separate toilet, a spacious living area, and a separate kitchen/dining room.

Upstairs, there is a master bedroom with an ensuite bathroom and a further double bedroom with ensuite bathroom

The property also benefits from a self-contained one-bedroom, one-bathroom wing, which has its own separate entrance from the main house, offering excellent flexibility for guests, family members, or potential rental use.

Externally, the property boasts a private, enclosed lawned garden, together with parking for up to eight cars.

ACCOMMODATION COMPRISING

Entrance Porch

6'11" x 3'11" (2.1m x 1.2m)

Entrance Hall

16'5" x 7'3" (5m x 2.2m)

Bedroom 3

11'10" x 8'10" (3.6m x 2.7m)

Large window with aspect over the front of the property. Built-in wardrobes and dressing table.

Study / Nursery

10'10" x 6'11" (3.3m x 2.1m)

Window providing aspect to the side.

Bedroom 4

10'6" x 9'2" (3.2m x 2.8m)

Large window providing aspect to the side.

Bathroom

6'3" x 5'3" (1.9m x 1.6m)

Fitted with a bath with shower over, wash hand basin with storage below. Built-in storage.

Cloakroom

5'11" x 2'7" (1.8m x 0.79m)

Fitted with a W.C.

Kitchen / Dining Room

23'4" (7.1) max & 12'6" (3.8) min x 11'10" (3.6) max & 8'10" (2.7) min

Fitted with a range of wall and base units with black granite work surfaces over incorporating sink and drainer. Large skylight. Doors giving access to the rear garden.

Lounge

21'8" x 13'5" (6.6m x 4.1m)

Large window with aspect over the front and window providing aspect over the side.

FIRST FLOOR

Landing

6'3" x 5'7" (1.9m x 1.7m)

Velux window with aspect over the rear.

Bedroom 2

12'6" x 12'10" (3.8m x 3.9m)

Dual aspect room. Built-in wardrobes.

Ensuite Shower Room

8'2" x 3'11" (2.5m x 1.2m)

Fitted with a shower, wash hand basin and W.C. Velux window.

Bedroom 1

16'1" x 10'10" (4.9m x 3.3m)

Dual aspect with a Velux window and window providing aspect over the rear. Built-in wardrobes.

Dressing Room

6'3" x 5'3" (1.9m x 1.6m)

Built-in wardrobes. Velux window.

Ensuite Shower Room

9'10" x 6'11" (3m x 2.1m)

Fitted with a large shower, wash hand basin with storage below and W.C. Storage cupboard. Velux window.

WING

Entrance Hall

6'11" x 2'11" (2.1m x 0.9m)

Kitchen

9'2" x 5'11" (2.8m x 1.8m)

Fitted with a range of base and wall units incorporating sink and drainer. Window providing aspect over the rear of the property.

Living Room

15'1" x 10'2" (4.6m x 3.1m)

Electric fireplace. Large window providing aspect to the rear.

Bedroom

12'2" x 9'6" (3.7m x 2.9m)

Window with aspect to the rear. Built-in wardrobes.

Ensuite Bathroom

5'7" x 6'7" (1.7m x 2m)

Fitted with a three piece suite of corner shower, wash hand basin with storage below and W.C.

Hallway

7'3" x 2'11" (2.2m x 0.9m)

OUTSIDE

Front

Where there is parking for numerous cars.

Rear

There is a private enclosed lawned garden with two sheds, a gate gives access down both sides of the property.

Appliances

Neff double oven, Bosch five ring gas hob, Neff extractor fan, Neff slimline dishwasher, Hotpoint washing machine, Capel tumble dryer.

TRP: 247

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Mix of Cavity and single block thermoboard. uPVC double glazed windows. uPVC fascias and soffits

Price includes: Carpets, curtains, light fittings and appliances as listed. Spa available by negotiation.

Price excludes: American style fridge/freezer.



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