



CLOS A L' AVOINE

£2,495,000

LOCAL MARKET



Clos A L' Avoine

Rue De La Maladerie, St. Saviour's, GY7 9RA

£2,495,000 SOLE AGENT

This stunning home was just built five years ago and provides incredibly spacious accommodation throughout. Offering five bedrooms and five bathrooms, together with spacious reception rooms at both ground and first floor levels, all the first floor rooms also have the added benefit of enjoying panoramic views across Perelle Bay. Externally, there is plenty of parking, a double garage and wrap around gardens on three sides. In addition, the property also benefits from a number of first floor terraces enjoying the aforementioned sea views. A fantastic, low maintenance and very well finished home, enjoying space inside and out.













Superb modern home, just five years old

Offers five bedrooms and five bathrooms

Stunning living areas at ground and first floors

Panoramic views across Perelle Bay

Double garage and plenty of parking

Wrap around gardens on three sides

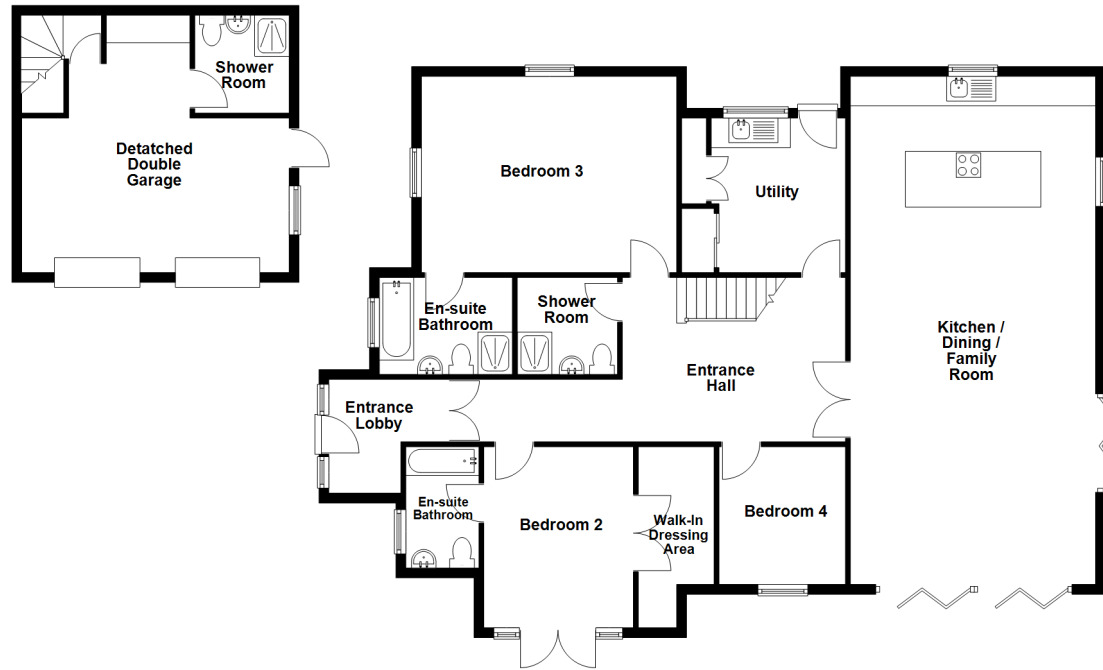
Numerous ground floor patios and first floor terraces

High quality, highly spacious home

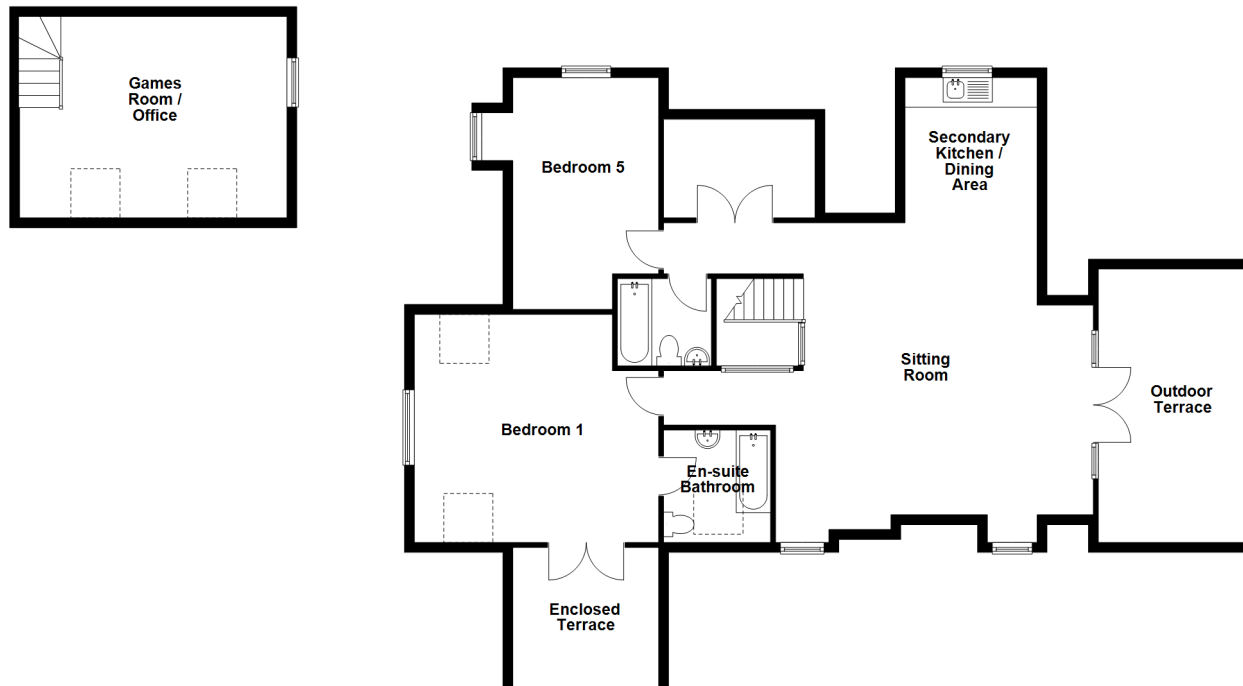




Ground Floor



First Floor



ACCOMMODATION COMPRISING

Entrance Lobby

9'1" (2.76) x 8'7" (2.62) max & 5'9" (1.74) min
Large door to front, incorporating fingerprint lock technology, with glazed side screens to either side. Polished porcelain tiled floor. Wooden part glazed double doors to...

Entrance Hall

37'3" (11.35) x 13'9" (4.19) max & 5'9" (1.74) min
A superb space, the focal point of which is a solid oak staircase to First Floor, with oak and glass balustrade. Polished porcelain tiled floor.

Bedroom 2

15'1" x 12'11" (4.6m x 3.94m)
Pair of glazed double doors, with matching side screens, giving an outlook over and access onto the gardens. Part carpeted and part tiled floor.

Walk-In Dressing Area

13' (3.96) max & 7'7" (2.3) min x 6'7" (2)

Ensuite Bathroom

10'4" x 6'11" (3.15m x 2.1m)
Stylish three piece white suite of bath with shower over, wall mounted wash hand basin set in vanity unit with storage below and low flush wc. Tiled floor. Window to side.

Bedroom 4

11'11" x 10'6" (3.63m x 3.2m)
Window to front.

Shower Room

10'2" x 7'7" (3.1m x 2.3m)
Stylishly fitted with a suite of walk-in shower area, pedestal wash hand basin and low flush wc. Tiled floor.

Bedroom 3

21'7" x 13'4" (6.58m x 4.06m)
Windows to front and side.

Ensuite Bathroom

10'7" x 7'7" (3.23m x 2.3m)
Stylish four piece suite of walk-in shower area, twin ended bath, pedestal wash hand basin and low flush wc. Tiled floor. Window to front.

Utility Room

14'5" x 12'6" (4.4m x 3.8m)
A superb room incorporating a comprehensive run of low height storage units with work surfaces over incorporating single bowl, single drainer stainless steel sink. Tiled floor. Cupboard housing meters with further large airing cupboard alongside. uPVC half glazed door to side with window alongside.

Kitchen / Dining / Family Room

36'11" x 21'8" (11.25m x 6.6m)
A stunning open space, laid to polished porcelain tiled flooring, with two sets of large bi-fold doors combining to provide an outlook over, and access onto, the gardens with two further large windows giving an outlook over the same. The Kitchen area is fitted with a comprehensive range of cream base and wall units with wood effect work surfaces over incorporating a 1½ bowl, single drainer sink with Quooker tap and a large central island unit incorporating a breakfast bar area for four people.

FIRST FLOOR

Sitting Room

32'3" x 21'6" (9.83m x 6.55m)
A fabulous open space, laid to wood flooring, with two dormer windows to front providing a panoramic aspect across Perelle Bay. Open aspect into secondary Kitchen / Dining Area. A

pair of glazed double doors give access onto a terrace overlooking one part of the garden, with a glass and stainless steel balustrade. To one side, a further pair of glazed double doors, set within a glazed gable, provides access onto an...

Outdoor Terrace

23'1" x 14'1" (7.04m x 4.3m)
Flanked on all sides by privacy glass and enjoying a panoramic aspect across Perelle Bay. Tiled floor.

Secondary Kitchen / Dining Area

13'7" x 12' (4.14m x 3.66m)
A continuation of wood flooring with window to side. At one end of the room is a run of cream base units with work surface over incorporating a stainless sink. Siemens electric oven, and Siemens low height fridge.

Bedroom 5

17'5" x 10'4" (5.3m x 3.15m)
Windows to front and side.

Bathroom

7'9" x 5'10" (2.36m x 1.78m)
Smart three piece white suite of bath with shower over, pedestal wash hand basin and low flush wc. Tiled floor.

Bedroom 1

21'8" x 17'11" (6.6m x 5.46m)
A superb room enjoying a partly vaulted ceiling and partly glazed gable, with velux windows on two sides. One of the velux windows combines with an adjacent pair of glazed double doors, with fixed glazed side screens, to give a panoramic aspect across Perelle Bay and in turn opens onto a...

Enclosed Terrace

13'6" x 9'10" (4.11m x 3m)
Glass balustrade. Panoramic aspect across Perelle Bay.

Ensuite Bathroom

8'11" x 8' (2.72m x 2.44m)
Stylish three piece white suite of bath with shower over, pedestal wash hand basin and low flush wc. Tiled floor. Velux window to front providing panoramic aspect across Perelle Bay.

OUTSIDE

Front

To the front of the property is a large tegular brick paved parking area providing space for a substantial number of cars in front of and alongside of the...

Detached Double Garage

24'9" x 21' (7.54m x 6.4m)
Two electrically operated doors to front. uPVC half glazed door to side with windows alongside. At the rear of the garage is a run of white wall and base units with matching work surface over incorporating a single bowl, single drainer stainless steel sink. Staircase to First Floor.

Shower Room

7'7" x 6'1" (2.3m x 1.85m)
Stylish suite of walk-in shower area, pedestal wash hand basin and low flush wc.

FIRST FLOOR

Games Room / Office

24'2" x 13'8" (7.37m x 4.17m)
Gable windows to either side, and two velux windows to front, the latter providing a panoramic aspect across Perelle Bay.

Gardens

The gardens wrap around three sides of the property bounded by a combination of hedging and rendered walls, with a part brick paved and part gravelled pathway leading around the property. A continuation of the brick paved pathway gives pedestrian access onto an adjacent lane whilst also providing a secondary parking area. Withing the gardens are three granite paved patio areas, the largest being alongside of the Kitchen/ Dining/ Living Room and which also enjoys additional cover by virtue of the large first floor veranda located above.

Appliances

Two Siemens electric ovens, Siemens dishwasher, Siemens 6' Fridge, Siemens 6' freezer, Siemens induction hob, Falmec stainless steel extractor fan, Candy washing machine, Candy tumble dryer, Siemens electric oven, Siemens low height fridge, Hotpoint washing machine, Hotpoint tumble dryer..

TRP: 521

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains electricity, water and mains drains (via a cesspit pumped into main drain in road). Oil fired underfloor heating, with electric underfloor heating to bathrooms.

Construction: Cavity built in 2021. A mix of plastic coated aluminium and uPVC double glazed windows. uPVC fascias and soffits.

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

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