



Pres De L'Eglise

Vue De l'Eglise, Forest, Guernsey, GY8 0HA

 x3  x1 **PERRYS 28D3 TRP 156**

- Semi-detached family home
- Large kitchen/diner
- Three double bedrooms
- Stunning garden
- Quiet location
- Parking for 1-2 vehicles

£745,000

LOCAL MARKET

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





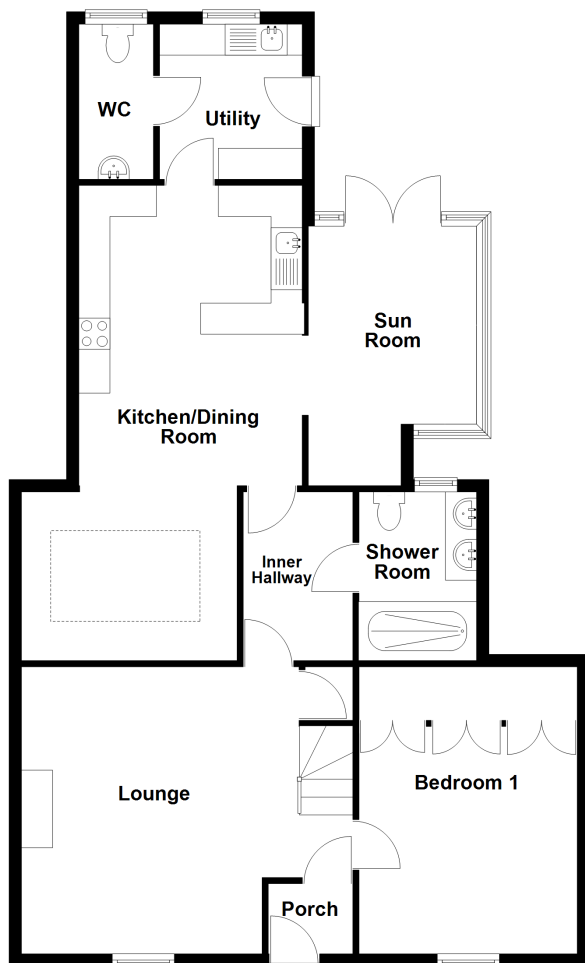




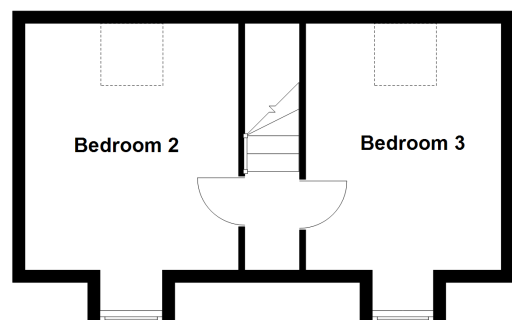




Ground Floor



First Floor



About Pres De L'Eglise

Pres De L'Eglise is a well presented, semi detached family home situated in a beautiful, quiet location in the lanes of Forest, close to the south coast cliffs. The property offers one double bedroom at ground floor level, serviced by a shower room and a further two double bedrooms on the first floor. The reception space comprises of a lovely cosy lounge complete with fireplace, sun room, and a large kitchen/dining room which backs onto a utility room and WC. Externally there is a beautifully landscaped garden to the rear. At the front, there is parking for 1-2 vehicles.

ACCOMMODATION COMPRISING

Entrance Porch

4'7" x 4'7" (1.4m x 1.4m)

Built-in shelving and storage cupboard.

Lounge

17'9" x 16'5" (5.4m x 5m)

Wooden flooring. Fireplace with tiled hearth with wooden surround and mantel.

Window providing aspect over the front.

Bedroom 1

15'5" x 10'10" (4.7m x 3.3m)

Laminate flooring. Built-in wardrobes. Window providing aspect over the front.

Hallway

8'10" x 7'3" (2.7m x 2.2m)

Wooden flooring.

Shower Room

8'10" x 7'10" (2.7m x 2.4m)

Fitted with a three piece suite of shower, his-and-hers wash hand basins and W.C.

Window providing aspect to the rear.

Kitchen / Lounge / Dining Room

26'11" x 11'10" max (8.2m x 3.6m max)

Fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl ceramic sink and drainer. Laminate flooring. Window with aspect into the conservatory. Large skylight. Archway giving access to the sunroom. Door to...

Utility Room

8'6" x 7'3" (2.6m x 2.2m)

Fitted with a range of wall and base units incorporating ceramic single bowl sink and drainer Window providing aspect to the rear. Door giving access to the rear garden.

Vaillant gas boiler. Door to...

Separate WC

7'3" x 3'3" (2.2m x 1m)

Fitted with a two piece suite of wash hand basin with storage below and W.C. Frosted window with aspect to rear.

Sunroom

17'1" (5.2) max & 13'1" (4) min x 11'2" (3.4)

Laminate flooring. Double doors leading out onto the garden.

FIRST FLOOR

Landing

5'11" x 3'3" (1.8m x 1m)

Bedroom 2

13'5" x 12'10" (4.1m x 3.9m)

Velux window providing aspect to the rear and dormer window providing aspect to the front. Eaves storage.

Bedroom 3

13'1" x 9'10" (4m x 3m)

Velux window providing aspect to the rear and dormer window providing aspect to the front.

OUTSIDE

Front

The property is approached over a tarmac driveway with parking for 1-2 cars.

Rear

The rear garden is laid to patio and lawn and is bounded by hedging and fencing and has a garden shed.. There is full wheelchair access. At the end of the garden is a gate providing access out onto a track.

Appliances

Neff hob, Neff extractor fan, integrated Neff oven and microwave, freestanding Hotpoint fridge/freezer, slimline Belling dishwasher, slimline Capel wine fridge, Hotpoint washer/dryer.

TRP: 156

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: Granite. Wooden double glazed windows. uPVC fascias and soffits.

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

Price excludes: Washer/dryer.



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