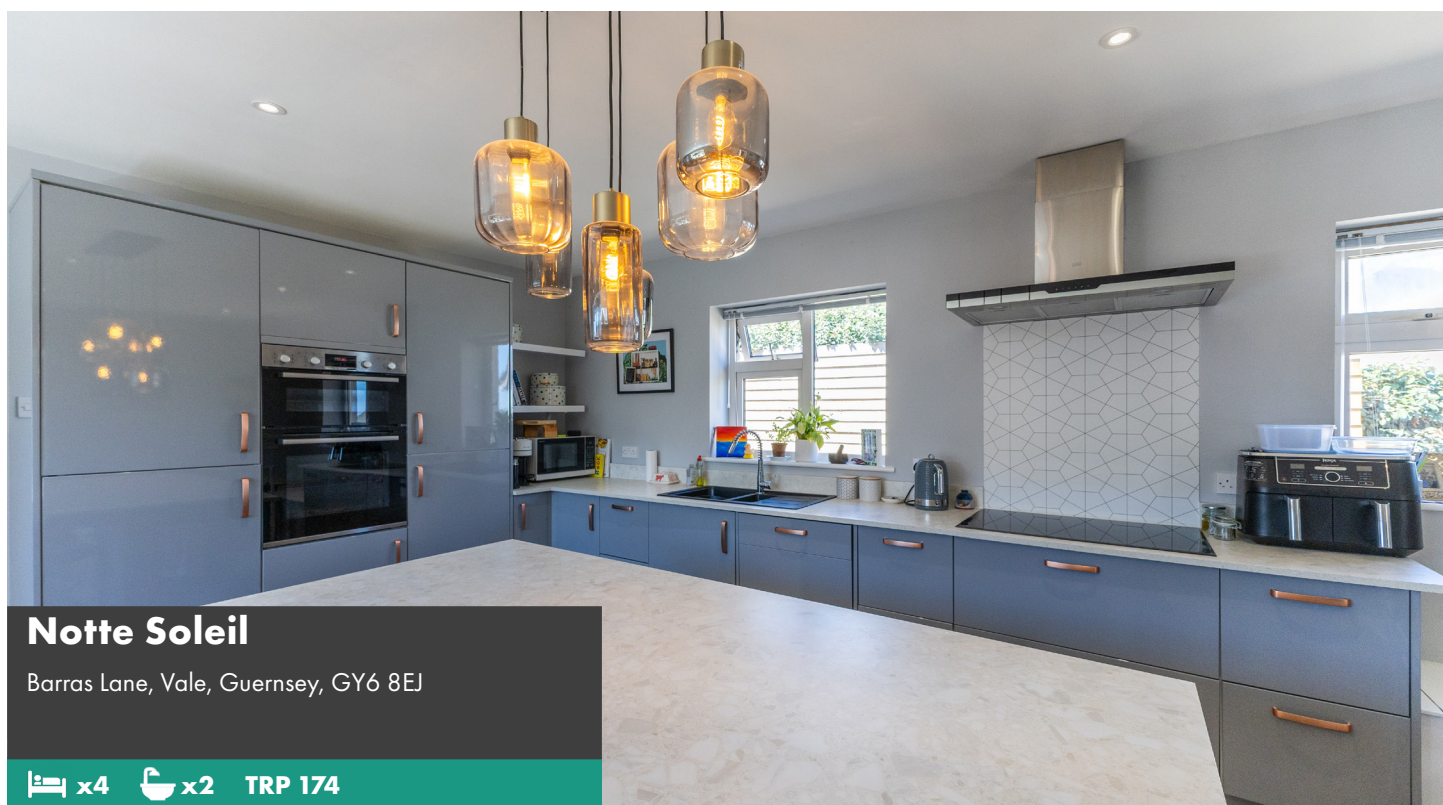


**SOLE
AGENT**



Notte Soleil

Barras Lane, Vale, Guernsey, GY6 8EJ

 x4  x2 TRP 174

- Detached bungalow
- In and out driveway and ample parking
- Close to west coast sandy beaches
- Enclosed sunny garden
- Opposite green fields
- Four bedrooms

£895,000

LOCAL MARKET

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01481 711766

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





About Notte Soleil

Notte Soleil is a detached, four bedroom bungalow situated in a sought after location close to Port Soif, Portinifer Bay and other beautiful west coast sandy beaches. Situated on a quiet lane opposite green fields this family home offers spacious accommodation both inside and out and would be ideally suited to both families and downsizers. The accommodation comprises of four bedrooms and a useful study or nursery, cloakroom, shower room, separate living room, family bathroom and an impressive open plan kitchen diner with a central island. Externally the property has an in and out driveway to the front offering ample parking and an enclosed sunny and private rear garden. Offering true single level living this bright and airy bungalow should be viewed to appreciate all it has to offer.

ACCOMMODATION COMPRISING

Entrance Hall

22'8" x 10'10" (6.9m x 3.3m)

Bedroom 1

14'1" x 11'10" (4.3m x 3.6m)

Windows to the front offering rural views.

Bedroom 2

11'10" x 10'10" (3.6m x 3.3m)

Window to the front.

Separate WC

6'7" x 2'7" (2m x 0.79m)

Fitted with a W.C and wash hand basin.

Bedroom 3

10'6" x 9'6" (3.2m x 2.9m)

Window to the rear providing aspect to the garden.

Nursery

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

Inner Hallway

9'6" x 7'3" (2.9m x 2.2m)

Fitted with a work top and shelving. Doors providing access to the garden.

Office / Bedroom 4

9'6" x 8'10" (2.9m x 2.7m)

Window to the side. Cupboard housing the boiler and hot water tank.

Shower Room

6'3" x 4'11" (1.9m x 1.5m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Window to rear.

Kitchen / Diner

19'8" x 14'9" (6m x 4.5m)

Fitted with a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer. Bright and airy dual aspect room with open plan entertaining space.

Family Bathroom

9'2" x 4'11" (2.8m x 1.5m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

Living Room

14'9" x 11'6" (4.5m x 3.5m)

Dual aspect room providing aspect to the garden.

OUTSIDE

Front

In and out gravelled driveway providing ample parking for multiple vehicles.

Rear

Enclosed garden bound by hedges and stone wall. Most of the garden is laid to lawn with an area of patio accessed from the side of the property. There is a greenhouse and a small orchard to the rear with fruit trees, a timber shed to the side and a raised bed stocked with plants.

Appliances

Bosch induction hob, Cooke & Lewis extractor fan, Bosch double oven, Beko integrated fridge, Beko integrated freezer, Bosch dishwasher, Hotpoint washing machine and Beko tumble dryer.

TRP: 174

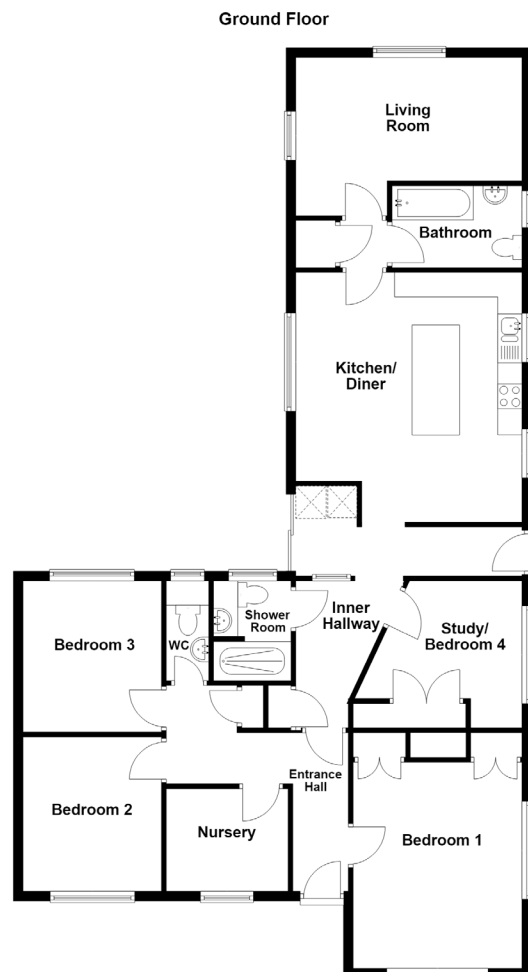
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil central heating.

Construction: Single block with thermoboard construction and cavity extension. uPVC double glazed windows and uPVC fascias and soffits.

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



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