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"NEPTUNE"

2 Fosse aux Chevaliers



£850 per month

A most attractive bungalow in immaculate condition situated on the edge of the Green Belt and within easy walking distance of St. Anne's. The property nestles in an unusually large, very private mature garden with a series of individual feature areas, including a pond, patio and 'secret' garden shed.

The accommodation comprises: Sitting Room, Dining Room, Sun Room, Kitchen, two double Bedrooms and Bathroom.

The carpets are included and there is oil-fired central heating and double glazing throughout. There are ample radiators, power points and lighting.

There is off-road parking through a traditional five-bar gate.

Entered through half-glazed, South facing door:

ENTRANCE PORCH: 1.47 m x 2.74 m (4'10" x 9'0")

A light entrance with windows facing South and East over the front garden. The floor is quarry tiled.

Through a South facing half glazed door leading to

DINING ROOM: 4.21 m x 2.76 m (13'10" x 9'1")



East facing French doors leading to garden and the floor has quarry tiles. At the one end of the Dining Room are fitted cupboards containing the central heating boiler, water cylinder, shelving and the plumbing for a washing machine. The ceiling light is not remaining as this is a family heirloom.

There is access from the Dining Room to the loft, which is partially floored and lit.

Archway leading to:

KITCHEN: 3.47 m x 3.42 m (11'3" x 11'5")



A luxury, well-equipped Kitchen with North facing window with panoramic views across the fields to the sea. There are fitted wall and floor units (with concealed lighting) and beech wood work surfaces and breakfast bar. There is splash back tiling around the stainless steel, single drainer sink and floor is once again quarry tiled. There is an integral Stove dishwasher, Zanussi electric oven and four ring gas hob with extractor hood.

Wooden multi-pane door leading to:

HALLWAY

5.79 m x 1.96 m (19' x 6' 5")



Built in cupboard with shelving and hanging rail. Fully carpeted and with the central heating thermostat.

Off the Hallway is:

SUN ROOM

3.96 m x 1.22 m (13'0" x 4'0")



With patio doors facing South West, with full length curtains and a tiled floor. Currently used as a home office.

The patio is marvellous for soaking up the sun and relaxing.



Across Hallway and through multi-pane door to:

SITTING ROOM

4.75 m x 4.21 m (15'7" x 13' 10")



This is an elegant and airy room with windows facing North, South and West. There is a coal effect gas fire and four decorative wall lights. There is also a central ceiling rose and a fully fitted carpet.

MASTER BEDROOM:

4.27 m x 3.76 m (14'0" x 12'4")



A double bedroom with two windows facing East and West towards the gardens. There are built in wardrobes with mirrored doors behind the bed. There is a fitted carpet. The ceiling light is not remaining as this is a family heirloom.

BEDROOM 2:

2.99 m x 2.44 m (9'10" x 8'0")



This is a second double bedroom with a North-East facing window and fitted wardrobes with mirrored doors. The ceiling light is not remaining as this is a family heirloom.

BATHROOM:

1.57 m x 2.67 m (5'2" x 8'9")



Three piece suite, consisting of bath, hand basin and W.C., with splash back tiling and half tiled walls and a tiled floor. The bath has an Aquastream shower over. The window is East facing obscured glass. Quarry tiled floor. Ceiling light and wall light.

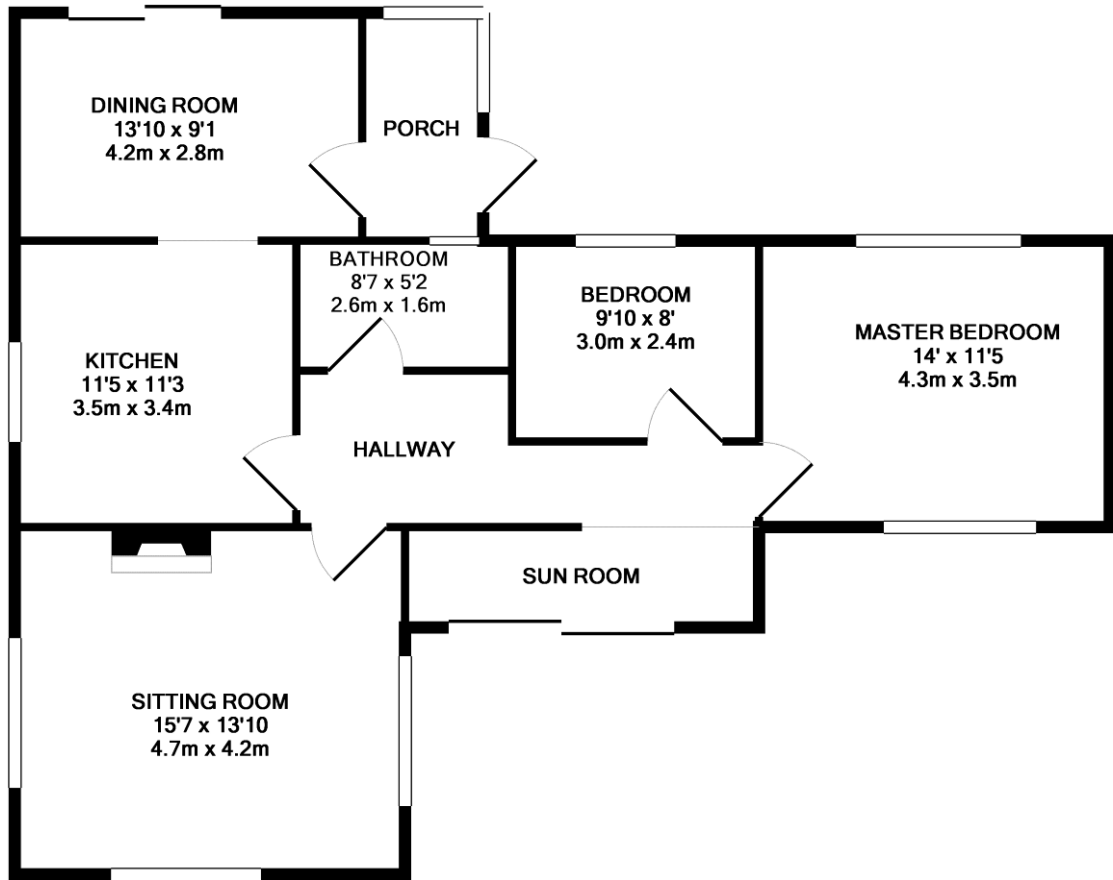
EXTERIOR:

The gardens are delightful and surround the property. There are two garden sheds, both in very good condition. There are four water butts and underground water storage. Most of the statuary and many of the garden pots are not for sale.



Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide

FLOORPLAN



TOTAL APPROX. FLOOR AREA 87.3 SQ.M. (940 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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