

# Mitchell & Partners Ltd

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**VIEWING STRICTLY BY APPOINTMENT THROUGH  
MITCHELL & PARTNERS LIMITED**

## **4 Clos de Mouriaux**



**£325,000 FREEHOLD NEW PRICE**

This property is situated in a quiet Clos near the Alderney Pottery and close to the centre of St. Anne's. This bungalow has an Entrance Hall, large Living Room, Kitchen/Dining Room, three Bedrooms, Bathroom, separate W.C. and Utility Room. There is a Garage with a second Utility Room. In the garden there is a substantial extension which has previously had planning permission.

The garden faces East and West and is mainly laid to lawn with mature shrubs.

This bungalow is in need of renovation, with timber frame windows and doors. It has oil-fired central heating.

Entered beneath an open porch with a cupboard containing the meters and circuit breakers. Through wooden half-glazed door into:

**ENTRANCE HALL:** : 11' 2" x 5' 5" (3.95m x 1.64m)

Fitted carpet, ceiling light, power points, radiator.

Through door on the left to:

**LIVING ROOM** : 19' 9" x 12' 5" (6.0m x 3.8m)



The three windows face North, South and West; each are curtained. There is a Parkray fire within a stone fireplace, slate hearth with wooden mantelpiece and shelving. Fitted carpet, ceiling light, two wall lights, television point, power points and radiator.

Back to Hallway and through to:

**KITCHEN/DINING ROOM** : 15' 5" x 13' 6" (4.7m x 4.1m)



The windows face South and East with curtains and blinds respectively. There is a stainless steel sink with double drainer; New World gas cooker, Rayburn solid fuel range, telephone and television sockets, fluorescent ceiling light, power points, radiator, wall and base kitchen units and a vinyl tile floor.

There is a sliding door, with glazed panels off the Kitchen through to:

**UTILITY ROOM** : **6' 8" x 5' 5" (2.0m x 1.6m)**

The half-glazed door and the window both face East overlooking the garden. There are base units, one with stainless steel sink with tiled splash back. A large cupboard with Poterton boiler and hot water cylinder and shelving. Ceiling light, power points, vinyl tile flooring and loft access.

Off the Utility Room to:

**W.C.** : **5' 8" x 2' 8" (1.7m x 0.8m)**

East facing window with obscured glass, W.C. and wash hand basin. Vinyl floor and ceiling light.

Back through Hallway to:

**PASSAGEWAY** : **25' 8" x 3' (7.83m x 0.91m)**

Fitted carpet, ceiling light and leading to bedrooms, bathroom and garage.

**BEDROOM 1** : **11' 6" x 11' 4" (3.5m x 3.5m)**

The West facing window is curtained, fitted carpet, ceiling light, radiator, television point, power points, curtained alcove with hanging space and shelving. This is a double bedroom.



Across the passageway to:

**BATHROOM** : **8' 5" x 7' 4" (2.6m x 2.2m)**

Half-tiled with a white suite comprising: bath with shower, hand basin and W.C. Heated towel rail, central light. Curtained window faces East.

**BEDROOM 2** : 13' 6" x 11' 7" (4.1m x 3.5m)



Curtained window facing West, fitted carpet, ceiling light, power points and radiator. This is a further double bedroom.

**BEDROOM 3** : 9' 10" x 8' 6" (3.0m x 2.6m)

Window facing East with curtains; fitted carpet, ceiling light, television socket, radiator, power point and wardrobe alcove. This is a single bedroom overlooking the garden.



Back to the end of the Passageway and into:

**GARAGE** : 14' 10" x 9' 10" (4.5m x 3.0m)



The garage has been partially converted and could be used as an additional bedroom or living area. There is a North facing window, ceiling light, power point, radiator, fitted cupboard and concrete floor. There is also a loft hatch.

Off the Garage is a further Utility Room which could become a Shower Room.

**UTILITY ROOM 2**

: 10' x 8' 5" (3.0m x 2.6m)

The half-glazed door and window both face East and overlook the garden; built in wall and base units, stainless steel sink with drainer and tiled splash back, ceiling light, power point and vinyl flooring.

**OUTSIDE:**

There are both front and back gardens, both laid mainly to lawn with mature shrubs. In the rear garden there is a block-built extension which has previously has planning permission. The rear garden also has a raised walkway which could be further developed as a feature.



