

Mitchell & Partners Ltd

ESTATE AGENTS
VALUERS

Bridget Postlethwaite, Managing Director
John Postlethwaite, Director

PROPERTY MANAGEMENT
SECRETARIAL SERVICES

5 Allee es Fees
Alderney
GY9 3XD

Tel: 01481 823277
mitchells@alderney.com
www.housesforsale.alderney.com

“8 CHAMPS BEAULAI”



£445,000 Freehold

NEW TO MITCHELL & PARTNERS

A well maintained, three-bedroom bungalow, surrounded on all sides by elegant gardens laid to lawn with a large patio. The property is in a quiet residential Clos near to the town of St. Anne.

The accommodation comprises: Entrance Hall, Sitting/Dining Room, Study, Kitchen, Utility Room, three Bedrooms and Bathroom.

There is off-road parking and a detached garage and boiler room.

There are Upvc windows and full central heating. There is ample lighting and power points throughout.

Entered through Upvc, part-glazed doorway into:

HALLWAY: L-Shaped 4.9 m x 4.2 m (16' 2" x 13' 8")

Fully carpeted, with half-height wooden dado, ceiling light, double cupboard with shelving. The loft access is also in the hallway. The loft has a ladder access, is fully insulated and lit. There are new tanks in the loft.

Off the Hallway into:

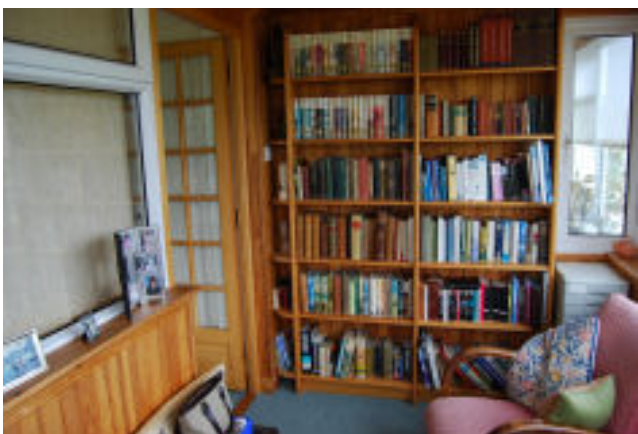
SITTING/DINING ROOM: 6.6 m x 4.5 m (21' 8" x 14' 9")



This is a large, light airy room which is currently used as both a Sitting Room and Dining Room. There is a gas fire although the chimney is still usable if a real fire is required. The large windows face West and South and a further window faces East into the Study; there are two single and two double wall sconce lights; fully carpeted and with vertical blinds to the windows.

Through multi-pane wooden door into:

STUDY: 3.4 m x 1.9 m (11' 1" x 6' 2")



There are large windows facing East and South into the garden; one wall is fitted bookcases, the walls are pine as is the ceiling. Fitted carpet and vertical blinds.

This room is a most attractive area to sit and relax or to work.

Off the Hallway to:

KITCHEN:

4.1 m x 2.7 m (13' 4" x 8' 11")



Fully fitted oak kitchen with three glass fronted display cupboards; the worktops are black marble effect and the ceiling is strip pine with recessed spotlights; window faces East over the rear garden. There is an Alto 60GM Cycloheat oven with separate four ring gas hob and extractor fan over. The sink is stainless steel with a single drainer. The walls and floor are tiled and there are roller blinds at the window.

Through half-glazed Upvc door off the Kitchen into:

UTILITY ROOM:

2.1 m x 1.9 m (6' 9" x 6' 2")



Fully tiled Utility Room with windows facing the garden and a Upvc door leading to the patio. There is a fitted sink with storage unit below and roller blinds at the windows and door.

Back to the Hallway and into:

BATHROOM:

2.3 m x 1.7 m (7' 5" x 5' 7")



The window with obscured glass faces East; the walls and floor are fully tiled. The white suite W.C., hand basin and bath with power shower above. There is a ladder style heated towel rail. A most attractive, modern bathroom.

MASTER BEDROOM:

4.5 m x 3.0 m (14' 10" x 9' 11")



A light and airy bedroom with West facing window, ceiling light, fitted carpet and vertical blinds at the window.

BEDROOM 2:

3.6 m x 3.4 m (11' 9" x 11' 3")



A further double bedroom with window facing East over the garden, fitted carpet and vertical blinds at the window.

BEDROOM 3:

3.6 m x 3.0 m (11' 10" x 9' 11")



Twin bedroom with window facing West, with vertical blinds and fitted carpet.

OUTSIDE:

BOILER ROOM:

The boiler room contains the boiler and hot water cylinder.

GARAGE:

5.3 m x 2.8 m (17' 5" x 9' 4")

Garage with roll up door for vehicular access and a side door. There is lighting and shelving; also the distribution panel and fuse box.

GARDEN SHED:

There is a modern Upvc garden shed for storage of garden equipment and furniture.

GARDEN:

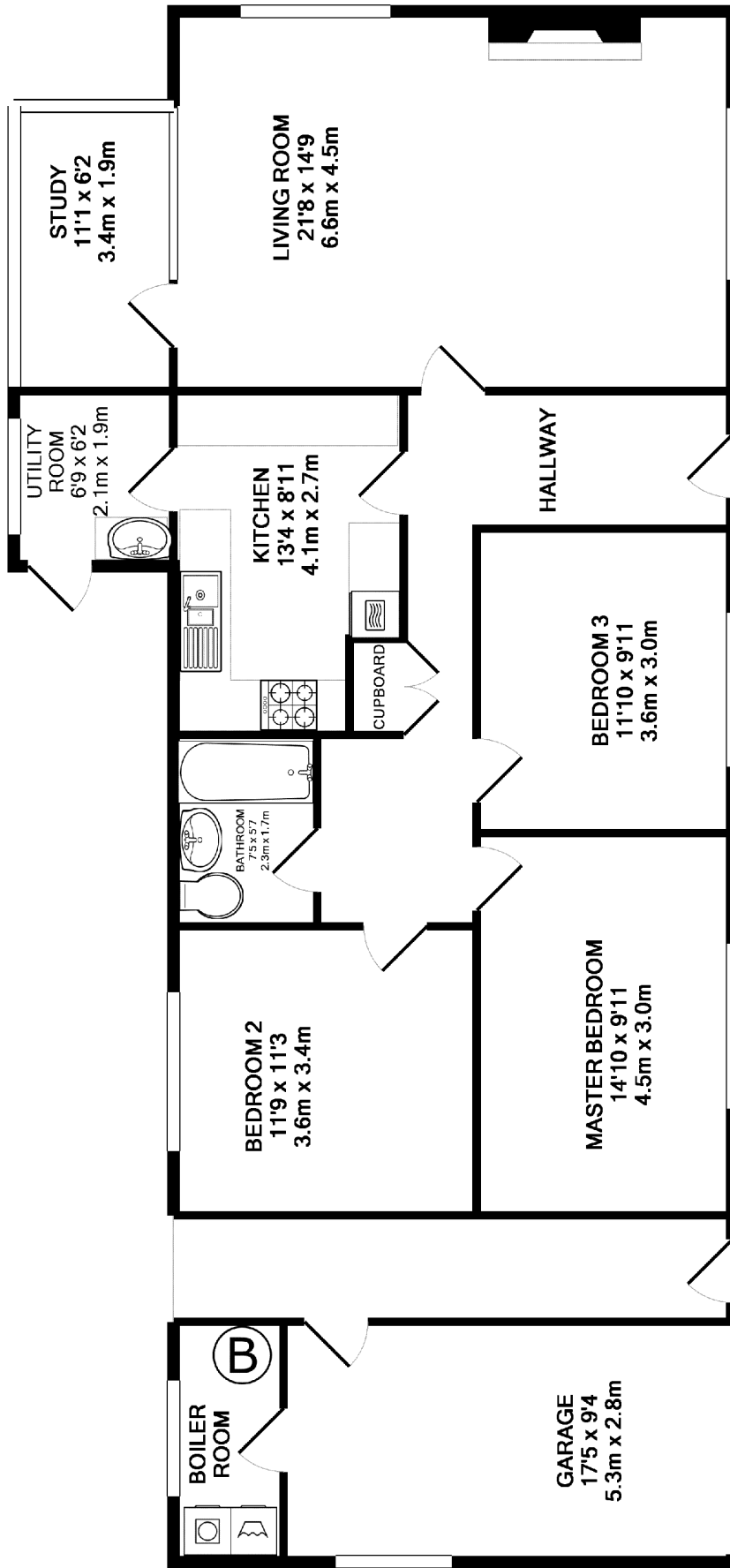


This is a surprisingly large garden which has been made secure for dogs and children. It is mainly laid to lawn and has been designed for low maintenance. There is also a fish pond!



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 1413 SQ.FT. (131.3 SQ.M.)

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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