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VIEWING STRICTLY BY APPOINTMENT WITH
MITCHELL & PARTNERS LTD

“8 COURTIL LUBIN”



£295,000 Freehold – NEW PRICE

A contemporary three-bedroom bungalow in a secluded setting at the end of a quiet Clos, giving complete privacy but with the advantage of being near to the centre of the little town of St. Anne.

This property has been meticulously maintained and is in good decorative order. There are double glazed Upvc windows and carpeted throughout and full oil-fired central heating with individual thermostats to all radiators; there are ample power points and good lighting.

The bungalow is situated in a very private plot behind lapboard screening with hedging cover. There is a substantial garage and off road parking for several cars.

The accommodation consists of: Sitting Room, Dining Hall, Kitchen, three Bedrooms, Shower Room, separate W.C. and Garage.

Entered through glazed front door, with overhead shelter and tiled step, into:

HALLWAY : **1.87 m x 1.44 m (6' 2" x 4' 9")**



An attractive, light entrance to the property; ceiling light and electrical fuse box over the front door.

DINING HALL : **2.61m x 2.2 m (8' 7" x 7' 3")**

The window faces North over the garden; central ceiling light.



SITTING ROOM : **5.18 m x 3.42 m (17' x 11' 3" max)**



A cosy and comfortable sitting room with windows facing South and West. The fireplace has a coal effect gas fire with decorative stone surround, tiled hearth and wooden mantelpiece. There are three single wall sconces.

Back through Dining Room to Kitchen:

KITCHEN : **4.11 m x 2.43 m (13' 6" x 8')**



Fitted units with grey granite effect worktops; single stainless steel sink with mixer tap; Neff four-ring hob; Zanussi washing machine; Neff double oven with integral grill; Hotpoint Ice Diamond fridge/freezer. The window faces North and glazed door leads out to the garden. There is a triple ceiling spotlight and a low cupboard containing the Thorn boiler.

From the kitchen, back through dining room to:

INNER HALLWAY : **3.3 m x 1.06 m (10' 10" x 3' 6")**

The hallway has loft access and a double cupboard with shelving.
On the left:

W.C. : **0.91 m x 1.24 m (3' x 4' 1")**



The window, with obscured glass, faces North.

SHOWER ROOM : **2.2 m x 2.0 m (7' 3" x 6' 6")**

There is a large, purpose built shower cubicle, fully tiled, with very good grab handles and an Aqualisa Aquastream shower. The wash basin has a mirror with light above and splash back tiling; the towel rail is positioned above the radiator. The obscured glass window faces North.



Along the Inner Hallway to:

BEDROOM 1

:

3.8 m x 2.8 m (12' 6" x 9' 2")



The window faces North over the garden, giving the room a peaceful aspect; there is a central ceiling light.

BEDROOM 2

:

3.8 m x 3.1 m (12' 6" x 10' 1")



This is a bright and airy bedroom with a South facing window; there is a central ceiling light.

BEDROOM 3

:

3.0 m x 2.4 m (9' 11" x 7' 10")



The window in this cosy bedroom faces South.

OUTSIDE:

GARAGE : **4.87 m x 2.43 m (16' x 8')**

A good sized garage with an up-and-over alloy door.



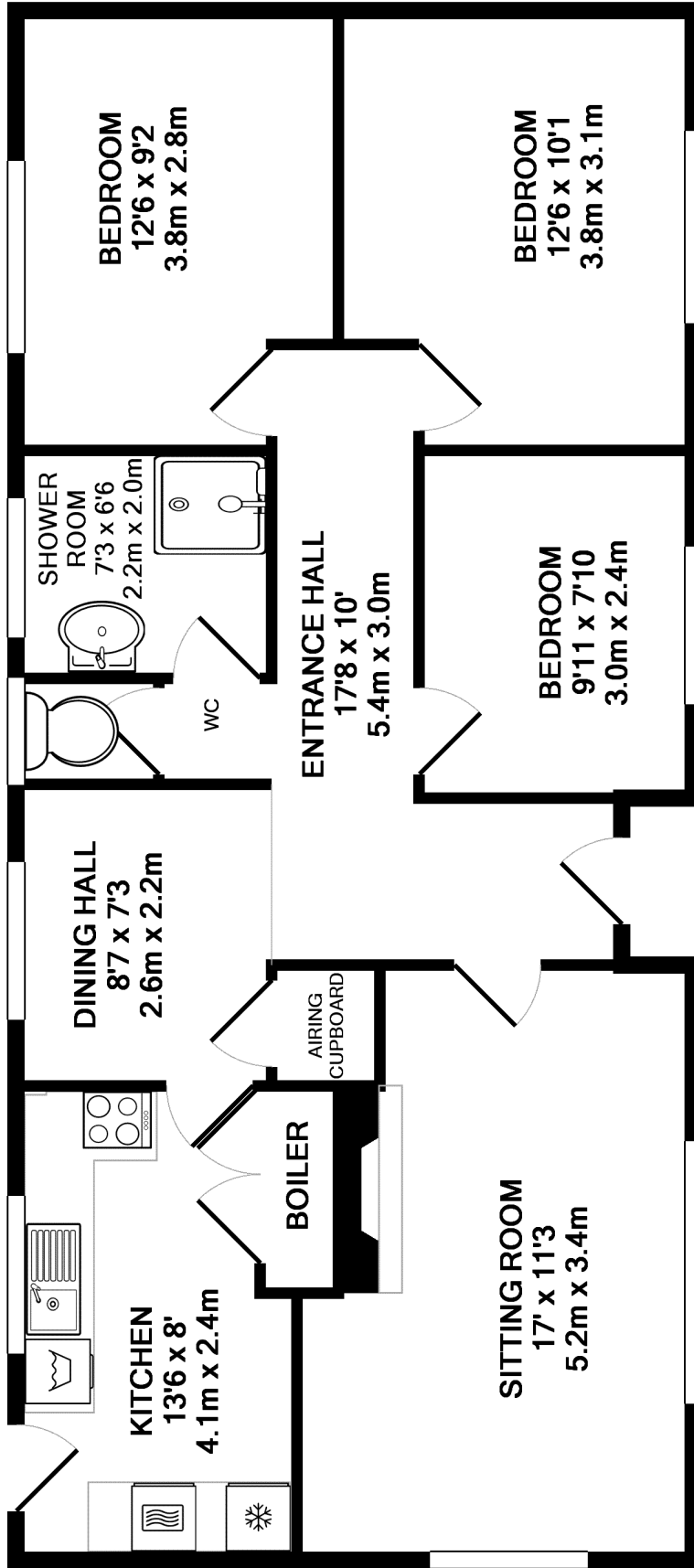
GARDEN:

The house has a long driveway with parking leading to the garage at the front; to the East side is the oil tank. Lawns wrap the house on the East and North sides; and there is a large paved terrace for al fresco dining. To the West there is a further paved area and further parking. The garden is designed for easy maintenance.



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. No services have been tested.

FLOORPLAN:



TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 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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