

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

Viewings strictly by appointment through
MITCHELL & PARTNERS LTD.

“MAISON BONNE CHANCE” WATER LANE



£380,000 Freehold – NEW PRICE

This unusual, newly-completed family house was designed by a local architect to take dramatic advantage of the wooded location of the property, with a large South-West facing deck for dining. Water Lane is a quiet side road close to town.

The accommodation comprises: large Living Area, including an open-plan Conservatory/ Dining Room; Sitting Room with fireplace; Kitchen; Master Bedroom with en-suite Wet Room; three further double Bedrooms; two Bathrooms; Utility Room and integral Garage.

There is full oil-fired central heating and all windows are hard wood, double glazed. There are ample power points and radiators.

The garden, with terraced beds and areas laid to lawn, surrounds the house. There is also a Greenhouse and the grounds have external lighting. The property is on mains drains.

Entered through double doors into:

HALLWAY:

3.9 m x 2.1 m (12' 8" x 7')



The Hallway is carpeted, light and airy with light wells in the ceiling and an overhead decorative light fitting.

There is access to the loft space which is lit and loose boarded.

Through open-plan archway to:

CONSERVATORY/DINING ROOM:

7.2 m x 4.3 m (23' 6" x 14')



The Conservatory/Dining Room has a real wood floor and two light wells, which makes this a most attractive room. The Conservatory windows face South and there is a further window facing East.

Through double, multi-glazed doors into:

SITTING ROOM:

4.9 m x 4.4 m (12' x 14' 5")



A cosy, comfortable Sitting Room with a multi-burner stove, in fireplace with wooden surround, and fully fitted carpet. The windows face East and North over the valley.

Off the Hallway into:

KITCHEN:

3.91 m x 3.9 m (12' 9" x 12' 8")



A fully-fitted Kitchen with wooden floor and units with a dark granite-effect work surface and a stainless steel sink with single drainer. The Kitchen has decorative splash-back tiling. The windows face South and West. There is a White Knight gas tumble drier; Zanussi Essential washing machine; Cannon Chesterfield 4-ring gas hob, with grill and oven below and a Candy extractor fan with light. There is a large Samsung fridge.

Off the Hallway and into:

BEDROOM 2:

3.9 m x 3.8 m (12' 8" x 12' 4")



A comfortable double bedroom with fitted double wardrobe, as well as free standing wardrobes. The windows face North and West.

Off Hallway and into:

BATHROOM:

2.1 m x 1.96 m (7' x 6' 5")



The white suite comprises: bath with shower above; W.C.; hand basin with mirrored, decorative double cupboard above. There is a ladder-style heated towel rail. The bathroom is fully-tiled with decorative tiles and a wooden floor.

Down stairway into the lower Hallway, off which is:

PORCH: **2.3 m x 1.22 m (7' 4" x 4')**

The Porch has a tiled floor and overhead light. The double doors through to the Lower Hallway are multi-pane glazed.

LOWER HALLWAY: **5.9 m x 2.1 m (19' 6" x 7')**

The Lower Hallway has a tiled floor and a radiator. Currently the stairway is contained so that the lower floor can be used independently; however this can be easily opened up again (plasterboard wall).

MASTER BEDROOM: **4.9 m x 3.7 m (16' x 12')**



The floor is wooden and there are two East facing windows and one window facing North. There are two double, fitted wardrobes.

Off the Bedroom to:

EN-SUITE WET ROOM: **1.83 m x 1.83 m (6' x 6') Max.**



Fully tiled, with non-slip tiled floor; ladder style towel rail and wooden, mirrored cupboard. With white wash basin and W.C.

Back to Hallway:

BEDROOM 3:

3.9 m x 2.9 m (12' 9" x 9' 8")



This is a double/twin bedroom carpeted floor and windows facing North and West.

BEDROOM 4:

3.9 m x 2.7 m (12' 9" x 8' 10")

Further double bedroom, fully carpeted, with window facing West.



BATHROOM 2:

2.2 m x 1.83 m (7' 1" x 6')



Fully tiled bathroom, walls with white suite comprising: bath with shower over, hand basin and W.C. There is a wooden, mirrored cupboard over the basin. The window with reeded glass faces South.

Off Hallway to:

UTILITY ROOM:

3.9 m x 3 m (12' 9" x 9' 10")



The Utility Room has a tiled floor and a wooden, half-glazed door facing West. The large cupboard with double louvred doors contain the Boulter Buderus boiler and Varen water cylinder. It is also an excellent drying cupboard. There are fitted units, matching the Kitchen and a stainless steel sink with drainer.

Off Hallway to:

GARAGE:

4.9 m x 3.4 m (16' x 11')



The garage has an up-and-over door, fitted cupboards and the fuse boxes and is integral with the lower hallway via a wooden door.

OUTSIDE:

At the front of the house, through a traditional five-bar gate, are wide steps, with solar lighting, down to the Sun Deck and upper entrance. There is also a Greenhouse, approximately 6' x 8' level with the decking.





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

MAPS

