



No 1, Les Fontenelles Mews

Mount Hermon, St Peter Port, Guernsey, GY1 1JD

£875,000

Bespoke four bedroom townhouse | Well proportioned kitchen/dining room

Walking distance to St Peter Port & amenities

Four ensuite bathrooms | Lovely courtyard garden & parking

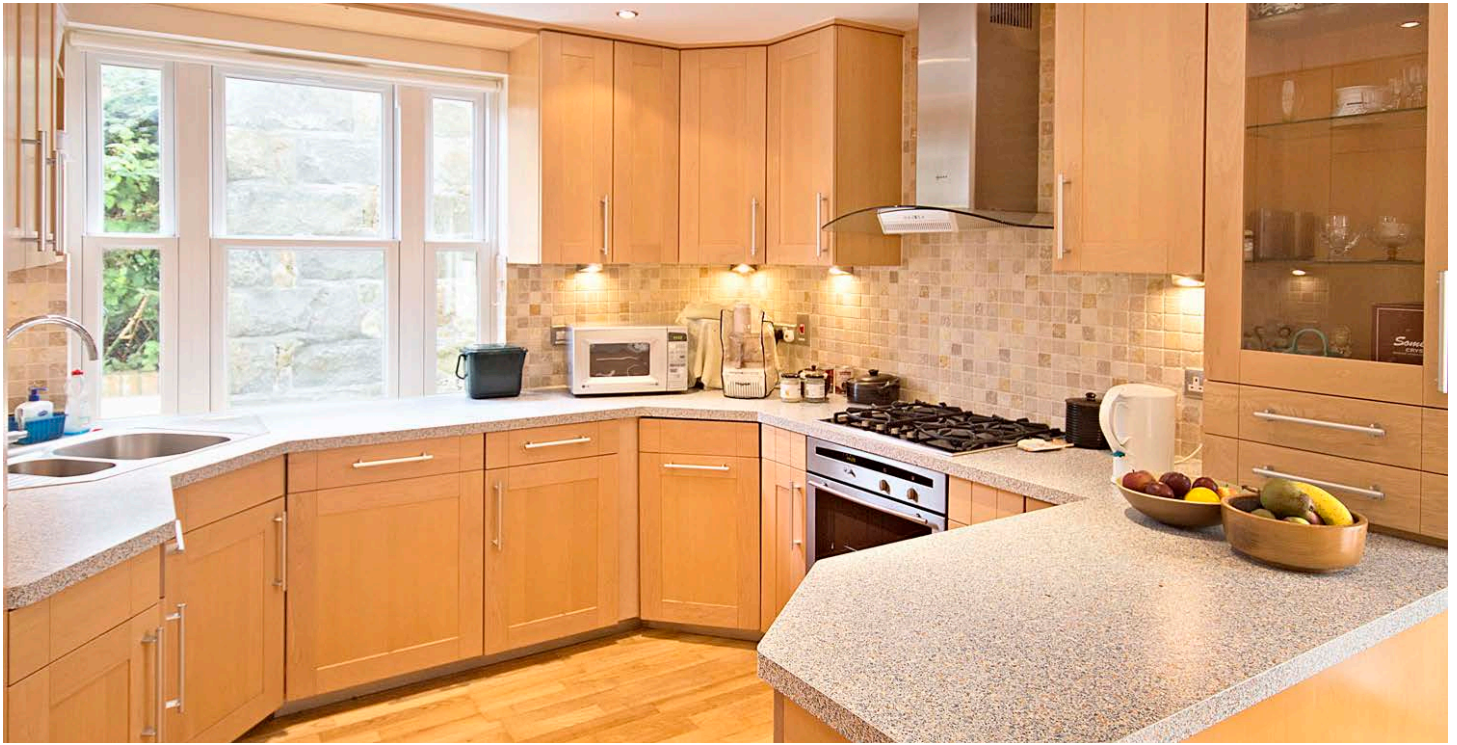


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About No 1, Les Fontenelles Mews

This well proportioned four bedroom linked detached townhouse lies within the bespoke development of Les Fontenelles Mews. Situated only a short walk from the heart of St Peter Port this property offers allocated parking and single garage. On the ground floor the property comprises of a kitchen with integrated appliances, space for a dining table with a lovely view out onto the courtyard garden. The spacious fourth bedroom contains an ensuite and there is also a door leading into the garage. On the first floor there is a large L shaped lounge, bedroom with en suite and smaller box room. The master bedroom and second bedroom are located on the second floor, both en suites, one of which contains a walk in shower. Externally the property benefits from a courtyard garden, leading up to an elevated patch laid with bark chipping and mature shrubs. The property lies within a good catchment for both primary and secondary schools.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

17'3" x 3'11" (5.26m x 1.2m)
Understairs cupboard. Doors to...

Cloakroom

4'10" x 2'2" (1.47m x 0.66m)
Two piece white suite.

Kitchen / Breakfast Room

12'4" x 16'8" (3.76m x 5.08m)
Range of base and wall units with Vermica work surfaces over. Double doors leading onto rear patio and upper garden.

Study / Bedroom 4

12'8" x 10'3" (3.86m x 3.12m)
Built in three door wardrobe.

Ensuite Bathroom

6' x 6'1" (1.83m x 1.85m)
Fully tiled walls and floor. Three piece white suite. Heated towel rail. One wall mounted medicine cabinet.

Tandem Garage

9'1" x 31'6" (2.77m x 9.6m)
Base unit with stainless steel sink. One boiler. Electric up and over door.

FIRST FLOOR

Landing

6'6" x 4'6" (1.98m x 1.37m)

Sitting Room

16'8" (5.09) x 12'4" (3.75)
(L-Shaped)
Master gas fire.

Dining Room

9'9" x 17'9" (2.97m x 5.4m)

Study

6'1" x 6'1" (1.85m x 1.85m)

Bedroom 3

9'1" x 16'1" (2.77m x 4.9m)
Built in three door wardrobe.

Ensuite Bathroom

6'1" x 6'7" (1.85m x 2m)
Fully tiled walls and floor. Three piece white suite. Heated towel rail. One wall mounted medicine cabinet.

Cloakroom

2'6" x 5'9" (0.76m x 1.75m)
Two piece white suite. Built in cupboards.

SECOND FLOOR

Landing

5'10" x 3'4" (1.78m x 1.02m)

Bedroom 2

9'1" x 15'11" (2.77m x 4.85m)
Built in three door wardrobe. Built in shelving.

Ensuite Bathroom

6'1" x 5'8" (1.85m x 1.73m)
Three piece white suite. Wall mounted heated towel rail. One wall mounted medicine cabinet.

Master Bedroom Suite Comprising...

Entrance Lobby

4'8" x 3'10" (1.42m x 1.17m)
Built in laundry cupboard

Ensuite Bathroom

8'5" x 5'3" (2.57m x 1.6m)
Three piece white suite. One wall mounted medicine cabinet.

Master Bedroom

12' x 10'2" (3.66m x 3.1m)
Built in five door wardrobes. Built in shelving. Three drawers.

OUTSIDE

Front

To the front of the property there is one parking space.

Rear

To the rear there is a lovely patio area and there are steps leading the upper garden.

Appliances

Integrated Neff oven, Neff gas four ring hob, Neff extractor fan, Hotpoint dishwasher, integrated Hotpoint fridge/freezer, Freestanding Hotpoint washing machine, Zanussi tumble dryer.

Viewing: By appointment

Possession: By arrangement

Services: All main services. Full oil fired central heating. uPVC double glazing.

Price includes: Carpets, curtains and light fittings. Appliances as listed.



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