



## Gracelands Rue du Tertre, St Andrew's

**Price: £725,000 firm Local Market Sales**

Lounge, dining room, kitchen/breakfast room, utility, 4 bedrooms, 2 with en suite shower rooms, bathroom and separate wc. Roof terrace, gardens and parking.

To arrange a viewing please call **236039**

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This modern detached house has been comprehensively renovated and upgraded by the current owners and is located in a rural lane with a pleasant outlook from the first floor and attractive rural views from the large roof terrace. The property has been finished to an extremely high standard with a particular attention to the choice of fixtures and fittings which include porcelain tiled flooring with underfloor heating, American oak skirting boards and doors, quality bathrooms and kitchen and tasteful decoration throughout. The accommodation is immaculate and spacious with 4 double bedrooms, 2 with smart en suite facilities. Planning permission in principle has been granted to create further accommodation and build a double garage.



**Entrance hall 13'8 x 7'7** A spacious entrance hall with door to front with stained glass inserts. Polished porcelain tiled flooring with under floor heating. Attractive mirror panelled ceiling with inset low voltage down lights. Large window to front and half glazed uPVC Doors to:



**Lounge 22' x 14'** Good sized room with 8' high ceilings. Wall mounted electric, remote controlled flame effect fire. Ceiling recessed surround sound speakers and low voltage down lights. Coving. Large window to side with attractive outlook over lawned garden. Fully glazed French doors to the patio area. Double American Oak solid doors to:



**Dining room 12' x 10'** Coving. Window to side. Ceiling inset low voltage down lights. Solid American Oak door to:



**Kitchen/breakfast room 13'9 x 12'5** Fitted with a smart range of high gloss cream units with granite effect work top incorporating a 1 ½ bowl single drainer stainless steel sink with mixer tap. Tiled splash backs and continuation of porcelain tiled flooring from the entrance hall. Fitted breakfast bar with stools. Understairs storage cupboard housing integrated systems for sky and surround sound for the lounge with remote eye control. Ceiling recessed down lights and under counter low voltage down lights. Large window and fully glazed door to side leading out to the patio area. Door to the utility room. **Appliances:** Integral Neff combination microwave oven, Neff oven, Hotpoint freestanding fridge/freezer, Neff dishwasher, Neff 4 ring induction hob, Neff stainless steel extractor fan.

**Utility room 7'9 x 5'9 + cupboards** Fitted with units matching those in kitchen and tiled flooring with underfloor heating. Single bowl, single drainer stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Large built in storage cupboards with sliding doors housing the Boulter oil fired central heating boiler, pressurised hot water cylinder and Grundfos home booster pump providing excellent water pressure. Window to side.





**Bedroom 1 14'9 x 14'** Fitted with a smart range of light wood fronted bedroom furniture comprising dressing table with drawers to one side, wardrobes, drawer units and bedside cabinets with matching head board. Over bed canopy with silk curtains, mirror and low voltage down lights over. Door to:



**En suite shower room 6' x 5'8** Fitted with a modern white 3 piece suite comprising a corner fully tiled shower cubicle with curved glazed shower screen, wash hand basin set in vanity unit with cupboards below and wc with concealed cistern. Wall mounted mirror within built LED lighting. Full tiling to walls and floor with underfloor heating. Vent Axia extractor fan. Window to side.



**Bedroom 2 13' x 10'5** Fitted with a smart range of light wood fronted bedroom furniture comprising dressing table with drawers to either side, wardrobes, bed side tables, over bed storage and open display shelving. Inset low voltage down lights. Large window to side.



**Bathroom 7' x 5'7** Fitted with a smart modern white 3 piece suite comprising 'P' bath with curved glass shower screen, wash hand basin set in vanity unit and wc with concealed cistern. Wall mounted mirror with LED lighting. Wall mounted ladder style heated towel rail. Full tiling to walls and floor with underfloor heating. Vent Axia extractor fan.



**Stairs to FIRST FLOOR Landing 8'3 x 3'6** Ceiling inset low voltage down lights. Fully glazed French doors to large balcony with stunning rural views over neighbouring fields beyond. Doors to:



**Bedroom 3 14' x 12'4 narrowing to 8'9** Fitted with a range of smart lightwood fronted bedroom furniture comprising double wardrobes, drawer unit, bedside cabinet and matching head board. Access to boarded under eaves storage space with built in lighting. Sloping ceiling. Window to front with long rural views. Door to:

**En suite shower room 7' x 6'** Fitted with a smart white 3 piece suite comprising fully tiled corner shower cubicle with glazed shower screen, wash hand basin set in vanity unit with cupboards below and low flush wc. Wall mounted ladder style heated towel rail. Full tiling to floor and walls. Extractor fan.

**Bedroom 4 14' x 13'9** Ceiling inset low voltage down lights. Access to floored under eaves storage space with lighting. Large window to front with attractive rural outlook and views over the garden. Door to:



**Separate wc 7' x 6' narrowing to 3'5** Fitted with a white 2 piece suite comprising wash hand basin set in vanity unit with cupboards below and low level flush wc. Wall mounted mirror with light over. Low voltage down lights and Vent Axia extractor fan.





The south-west facing roof terrace measures approximately 25' x 25' and provides a pleasant seating area. There is an astro-turf covering and is bordered by low level wooden fencing and newly planted low level hedging. The terrace boasts an attractive outlook over neighbouring fields and rural views beyond.

**EXTERIOR**

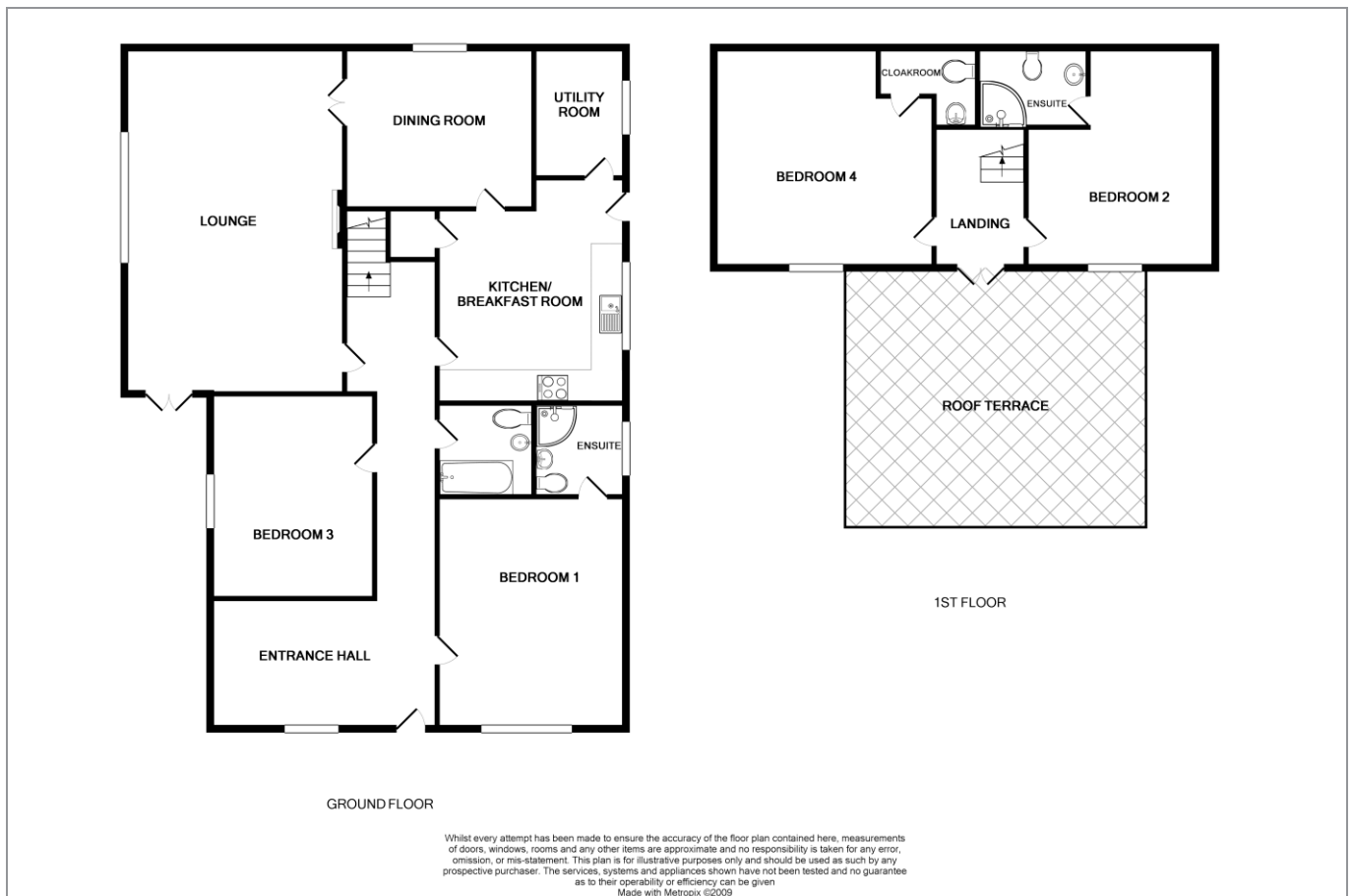
The property is approached off the road onto a tarmac driveway with mature hedging and granite walling to either side which leads onto the gravel driveway providing ample parking. To one side there is an attractive water feature and low level plantings in an attractive gravelled flower bed.

To the side of the property there are wooden gates one side leads to a fully enclosed lawned garden measuring approximately 40' x 20' with a smartly paved seating area which is also accessed directly from the property.

The wooden gate to the other side leads to a paved garden providing an ideal drying area with a timber garden shed to one corner with an oil tank behind well screened by wooden fencing. A timber gate leads to the rear of the property to an area which is ideal for storage.

**N.B.** Planning in principle has been passed to create further first floor accommodation over the roof terrace and to also build a double garage to the front of the property. The owners would be willing to sell the property with all furniture subject to separate negotiations.





**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, cesspit drainage, oil fired central heating, uPVC double glazing.

**Finding the property:** Travelling along Route de la Croix travelling towards Castel Church take the turning on the left after Les Bourgs Hospice and the property is the fifth on the left hand side.

**Perry's ref:** 23 G1

**TRP** 197

**School catchment:** Castel Primary and Les Beaucamps High

These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

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