

Alderney Estate Agency

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LA ROCQUAINE

VERT COURTIL



ENTRANCE HALL * SITTING ROOM WITH EXTENDED BALCONY * DINING ROOM

KITCHEN WITH BREAKFAST AREA * 4 BEDROOMS (2 EN-SUITE)

BATHROOM * GARAGE * PATIO * GARDENS.

£595.000.00 FREEHOLD

Situated in a quiet lane this large, spacious house offers superb views over Braye Bay, the harbour and towards the island of Burhou, especially from the balcony which runs nearly the width of the first floor. The property has been completely renovated, extended and modernised to a very high standard with oil fired central heating and uPVC double glazing throughout. Low maintenance grounds on three sides add serenity to this delightful family home.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENTS.

ALDERNEY ESTATE AGENCY LTD
Alderney's oldest established and Premier Agency

GROUND FLOORENTRANCE HALL

24ft (max) x 7ft 9" (max including stairwell). Double glazed uPVC front entrance door with two stained glass panels. Two centre light points. Under stairs storage. Arch display. Fitted carpet.

INNER HALL

21ft 6" x 3ft 2". Two centre light points. Radiator. One double power point. Large cloaks cupboard. Archways. Fitted carpet.

BEDROOM 1

14ft (max) x 13ft 9". Two windows with curtains, one faces East and one faces West. Coving. Two recessed ceiling spotlights. Wall light point. Radiator. Power points. T.V. point. Archway Fitted carpet.

(En-Suite)

8ft 7" x 5ft 10". Window faces East with obscure glass and curtains. Tiled shower cubicle with glass panel and door. Partial wall tiling. W.C. Wash hand-basin with mirror, strip light and shaver point over. Towel rail and towel ring. Radiator. Fitted carpet.

BEDROOM 2

13ft 10" x 13ft 8". Window faces North with curtains. Coving. Ceiling light point. Power points. Radiator. T.V. point. Two fitted double wardrobes. Fitted carpet.

BEDROOM 3

11ft 7" x 11ft 4". Two windows with curtains, one faces North with sea views and one faces West. Coving. Ceiling light point. Power points. Radiator. T.V. point. Fitted carpet.

BATHROOM

8ft 4" x 5ft 5". Window faces West with blind. Coving. Ceiling light point. Fully tiled walls. White shell design suite comprising bath with shower attachment and side curtain, W.C. and Wash hand-basin with mirror, shelf, strip light and shaver point over. Radiator. Ceramic tiled floor.

Stairs and Landing to first floor:LANDING

18ft 6" x 5ft 5" (max). One windows faces South with obscured glass and curtains on half landing. Glazed timber door with side windows to rear patio. Coving. Two ceiling light points. Storage cupboard with double doors. Radiator. Power point. Ceramic tiled floor.

FIRST FLOORINNER HALL

8ft 8" x 4ft 5". Access to loft. Ceiling light point. Power points. Telephone point. Fitted carpet.

CLOAKROOM

6ft 5" x 2ft 8". Coving. Ceiling light point. Extractor fan. W.C. Wall mounted wash hand-basin with mirror over. Towel ring. Fitted carpet.

BEDROOM 4

14ft x 10ft. Window faces West with curtains. Coving. Ceiling light point. Radiator. Power points. T.V. point. Fitted carpet.

(En- Suite Bathroom)

7ft 6" x 5ft 7". Window faces East with obscured glass. Timber strip ceiling. Fully tiled walls. White Suite comprises Bath with shower attachment and curtain rail, W.C. and Wash hand-basin with mirror, shelf, strip light and shaver point over. Radiator.

<u>KITCHEN/Breakfast area</u>	19ft 8" x 12ft. Two windows, one faces North with curtains and sea views, and one faces East with roller blind. uPVC glazed door faces West to balcony. Two ceiling light points with spotlights on track. Partial wall tiling. Fully fitted kitchen with a range of base and wall units with concealed lighting and breakfast bar. Stainless steel sink with single drainer inset in worktop. Stoves New House range cooker with 7 gas burners, 2 ovens and a grill with matching extractor hood and light over. Zanussi fridge/freezer, Zanussi dishwasher, Zanussi washing machine. and White Knight gas tumble dryer. Radiator. Power points. TV point. Telephone point. Kitchen carpet.
<u>DINING ROOM</u>	17ft " x 14ft. <u>Large</u> window faces North with curtains and sea views. Access door to kitchen. Hardwood doors and skirting. Coving. Ceiling light point. Radiator. Power points. T.V. point. Open fireplace with hardwood surround. Red brick and tiled hearth. Access to rear patio. Fitted carpet.
<u>SITTING ROOM</u>	17ft 8" x 16ft 9". Windows face North and West with full length curtains. Sliding doors with full length curtains lead to balcony with sea views. Coving. Ceiling light point. Four wall light points. Two radiators. Power points. Two T.V. points. Raised open fireplace with slabbed hearth and mantel, accommodating gas real flame log fire. Exposed feature ceiling beams. Hardwood doors and skirting. Access to dining room.
<u>BALCONY</u>	32ft 5" x 5ft 3". Stone balustrade. Two outside lights. Magnificent Sea views.
<u>Exterior</u>	
REAR PATIO	South facing with granite boundary wall. Raised flower beds. Shrubs. Outside light.
SIDE GARDEN	Grassed with low boundary wall. Paved walkway. Trees, shrubs. Access to top road.
FRONT GARDEN	Faces North with sea views. Hedging. Covered in walkway with brick columns. Outside light.
<u>GARAGE/UTILITY</u>	17ft 2" x 14ft 8". Side door. Up and over aluminium door. Concrete floor. Two ceiling strip lights. Double glazed window faces North. Power points. Work bench with sink, shelving and plumbing for washing machine. Grant oil fired boiler with adjacent hot water cylinder. Meters and fuses. Pitched roof. Oil tank at side. Outside tap and hose reel.
Services:	Water. Cesspit drainage. Electricity.
Rates:	Occupiers Rates £164.16 per annum Water Rates £ 97.76 per quarter TRP (Guernsey) £296.46 per annum



Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we cannot accept responsibility for any which may prove to be faulty after any sale.



Entrance Hall



3Master Bedroom & En-Suite



Bedroom 2



Bedroom 4 (with En-Suite)



Family Bathroom



Sitting Room



Dining Room



Kitchen

