

Alderney Estate Agency

Martyn House, 41 Victoria Street, Alderney, Channel Islands GY9 3TA

Telephone: 01481 823110 or 823425 Fax 01481 822304

e-mail:alderneyestateagency@cwgsy.net web site : www.alderneyestateagency.com

8 PICATERRE



SITTING ROOM * CONSERVATORY * KITCHEN * UTILITY

MASTER BEDROOM WITH ADJACENT SHOWER ROOM * 3 FURTHER

BEDROOMS * BATHROOMS * GARDENS * GARAGE * TOOLSHED * GREENHOUSE

£435,000.00 FREEHOLD

A split level chalet bungalow situated in a private road in one of the most sought after areas of the island. Splendid sea views to the harbour and the English Channel. The property is in good order with double glazing and has a South facing Conservatory and mature well stocked sunny South facing garden.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

<u>ENTRANCE HALL</u>	13ft 6" x 7ft 3" max. uPVC front door decorative leaded glass panels and obscured glass side panels with window. Curtain pole and drape Coving. Radiator. Ceiling light point. Power points. Floor to ceiling purpose built storage units comprising two double and one single unit with slatted shelves. Fitted carpet. Staircases to Master Bedroom and Study plus lower level bedroom. Doors leading to Bedroom 3 and Bathroom.
<u>SITTING ROOM</u>	20ft x 11ft 6" + 9ft 9" x 8ft L shaped with Dining area. Two windows face North with poles and drapes, and affording extensive views to the harbour and English Channel. Coving. Three ceiling light points. Electric fire with decorative stones in a pre-formed surround. Three radiators. Power points. Telephone socket. T.V. point. Fitted carpet. French doors, with floor to ceiling glazed side panels, face South, with pole and drapes, leading to:
<u>CONSERVATORY</u>	12ft x 11ft max. Hexagon shaped with pitched roof. Strip timber ceiling with central beam. Velux skylights. Three quarter glazing. Two wall light points. Two double power points. Fitted carpet. Double doors lead to garden.
<u>KITCHEN</u>	11ft 5" x 8ft 6" max. Window faces South. Six directional spotlights on ceiling light fitting. Partial tiling to walls. Bespoke, fully fitted kitchen in off white with many useful features. Inset stainless steel sink in laminated wood worktops. Inset Neff ceramic hob with stainless steel cooker hood over. Integral Neff electric oven with hot drawer. Integral Neff dishwasher. Integral Neff refrigerator. Power points. Vinyl floor covering over parquet floor. Folding doors lead to:
<u>UTILITY ROOM</u>	10ft 8" x 5ft. Half glazed uPVC door leads to front entrance drive with privacy curtain. Fluorescent ceiling strip-light. Half tiling to walls. Laminated base and wall units with oak trim. Laminated worktops with inset stainless steel sink. Miele washing machine. Zanussi freezer. Grant boiler and central heating controls. Power points. Coat racks. Vinyl floor covering. Half glazed uPVC door leads to rear garden.
<u>BATHROOM</u>	9ft x 6ft. Window faces South with obscured glass and roller binds. Ceiling light point. Partial wall tiling. White suite comprising Bath with shower attachment and shower curtain, W.C, Wash hand-basin with mirror over. Wall light point. Shaver socket. Mirrored medicine cabinet. Towel ring. Tooth mug holder. Loo roll holder. Radiator. Fitted carpet
<u>BEDROOM 1</u>	12ft 9" x 10ft 7". Window faces South with pole and drapes Ceiling light point. Radiator. Power points. Recessed double wardrobe and purpose built cupboard with shelving. Fitted carpet. Stairs to lower level Bedroom 2 with storage cupboard by door.
<u>BEDROOM 2</u>	12ft 3"max. x 11ft 10" max. Window faces North with pole and drapes. Ceiling light point with three directional spotlights. Built-in table top/desk with cut-outs for wiring Radiator. Power points Telephone point. Fitted carpet. Stairs lead from Entrance Hall to Master Bedroom and Shower Room.

LANDING 4ft x 3ft. Ceiling light point. Fitted carpet.

First Floor

BEDROOM 4/STUDY 12ft 6" x 11ft. Double aspect room with one window facing North and one window facing East, both with venetian blinds. Ceiling light fitting with four directional spotlights. Double storage cupboard with shelving. Two radiators. Power points. Fitted carpet.

MASTER BEDROOM 14ft 2" x 10ft 3". Dormer picture window faces South overlooking the rear garden with curtain rail. Ceiling light point. Power points. Deep recessed wardrobe. Two purpose built double wardrobes. Radiator. Access to fully boarded loft with lighting. Fitted carpet. Adjacent Bathroom:

SHOWER ROOM 8ft 2" x 7ft 6". Velux skylight with blind. Ceiling light point. Recessed fully tiled large shower cubicle with deluge shower head and patterned glass door. Wash hand-basin with splash-back tiling. W.C. Shaver socket. Swivel shaving mirror. Medicine cabinet. Towel ring. Tooth mug holder. Glass shelf. Radiator. Fitted carpet.

Exterior

GARAGE 18ft x 9ft. Up and over metal door. Half glazed door leads to garden. Strip-light. Power points. Cupboards and shelving.

TOOLSHEED 11ft x 5ft 10" max. Windows face South and West. Ceiling light point.

Rear garden Large rear garden faces South. Patio area off Conservatory with raised sections and shrub and flower beds supported by small stone walling. Water barrel. Trellis. Palm trees. Main area laid to lawn with trees and bushes. Walls to boundary with high hedging giving privacy. Oil tank. Greenhouse.

Front garden Low stone wall to front boundary. Tarmac driveway to Garage. Laid to lawn with shrubs and bushes. Hedging to western boundary.



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.

Dining Area

Sitting Room



Conservatory



Kitchen



Entrance Hall



Master Bedroom



Bedroom 3



Bedroom 2



Bedroom 4/
Study



Bathroom



Shower Room



Rear Garden

Rear Garden



Front Elevation



View