

# Alderney Estate Agency

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**NUESTRA CASA**

**9 CLOS CARRE**



**ENTRANCE HALL \* CLOAKROOM \* LOUNGE/DINING ROOM**

**FEATURE MULTI-FUEL STOVE \* FITTED KITCHEN \* UTILITY ROOM \***

**EN-SUITE MASTER BEDROOM \* DRESSING ROOM \* 2 OTHER DOUBLE**

**BEDROOMS \* FAMILY BATHROOM \* DETACHED GARAGE**

**£465,000.00 FREEHOLD**

Attractive, recently built family home situated in pleasant surroundings just a short walk from town. Finished to a very high standard, the property is double glazed with self-cleaning first floor windows, oil fired central heating and off-street parking for several cars in a garden mainly laid to lawn with several mature trees on the northern boundary.

**VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT**

**ALDERNEY ESTATE AGENCY Ltd**  
*Alderney's oldest established and Premier Agency*

**Ground Floor****ENTRANCE HALL**

7ft 3" x 5ft 4". Italian tiled floor, ceiling light fitting, power point, radiator, coving, cupboard containing circuit breakers. Pine coat rack and shelving.

**CLOAKROOM**

6ft 5" x 3ft 10". uPVC obscure glazed window faces west with blind, Italian tiled floor, ceiling light fitting, coving, White WC and hand basin with tiled splash back, towel ring, storage rack.

**LOUNGE/DINING ROOM**

26ft 9" x 13ft 6" uPVC bay window faces north with curtains. uPVC French doors with side glazed panels and curtains open onto west facing garden patio. Oak floor, two ceiling light fittings, coving, five double power points, two radiators, two telephone points and two TV points. The central focus of the room is a magnificent Rocal multi-burner and there is a smoke alarm connected to the mains electricity.

**KITCHEN**

13ft 10" max x 13ft 6" max. uPVC windows face south and east with blinds. uPVC door with half glazed panel faces east on to garden. Italian tiled floor, nine recessed ceiling spot lights, coving, five double power points. and radiator. The kitchen is fitted with cream base and wall units with additional lighting and beech work-tops, integral Hotpoint dishwasher, Belfast sink, Rangemaster gas cooker with five burners and hotplate, two ovens and grill plus matching extractor hood. Hand-made partial wall tiling, TV point, telephone point, hot water cylinder in cupboard with Drayton control unit. The American style fridge is included in the sale.

**UTILITY ROOM**

7ft 4" x 4ft. uPVC window faces east with blind. Italian tiled floor, ceiling light fitting, coving, two double power points, plumbing for washing machine.

**HALL/STAIR AREA**

11ft 1" x 5ft 8" approx. including stairwell with storage under. uPVC window faces east on half landing with blinds, oak floor, radiator, door to:

**BEDROOM 3**

11ft 7" x 9ft 10" into bay. uPVC windows face east with blind and north (bay) with curtains, oak flooring, ceiling light fitting, coving, radiator, three double power points, TV and telephone points.

**First Floor****LANDING**

Velux window faces east, fitted carpet, ceiling light point, power point, smoke alarm.

**MASTER BEDROOM**

13ft 5" x 12ft 10" into dormer plus a sitting area of 9ft 3" x 6ft. uPVC windows with blinds face south and west. Fitted carpet throughout, two ceiling light fittings and three wall spot lights, coving two radiators, four double power points, TV and telephone points. Under-eaves storage cupboard.

**DRESSING ROOM**

9ft 8" into eaves x 4ft 6". Fitted carpet, three ceiling spot lights, coving, radiator, storage cupboard under eaves, shelf and access to loft.

**EN-SUITE BATHROOM**

9ft into dormer x 8ft 4" max. uPVC window faces east with blind. Italian tiled floor and Spanish tiled walls with recessed storage shelves. Four recessed ceiling spot lights, coving, and radiator. White suite including bath with shower attachment, WC, hand basin with vanity unit under and mirror with light over. Separate walk-in shower with extractor/light.

**BEDROOM 2**

13ft x 12ft 10" into dormer. UPVC windows face north and west with blinds. Fitted carpet, ceiling light fitting, coving, radiator, three double power points, TV and telephone points. Built-in triple door wardrobe with shelving. Separate door to:

**FAMILY BATHROOM**

9ft into dormer x 8ft 3" max. uPVC window faces east with blind. Italian tiled floor and Spanish tiled walls. Four recessed ceiling spot lights, coving and radiator. White suite includes bath with shower attachment, WC, hand basin with vanity unit under and mirror with light over. Separate walk-in shower unit with extractor/light.

**External****GARAGE**

19ft 9" x 9ft 9". UPVC personal door faces north and is half glazed. Up and over aluminium door faces west with external security sensor flood light above. Concrete floor, two fluorescent strip ceiling lights, five double power points.

Grant outside oil-fired boiler and oil tank are situated at the side of the garage.

Gas bottles are immediately right of the kitchen door at the side of the house with external light above.

**External**

Mature trees to the northern boundary provide protection and there is a small wall.

Shiplap fencing is provided to the east and west with newly planted conifers facing south at the front of the property.

There is external power supplies to the patio and side of garage plus outside lighting and Sky TV dish.



Lounge/Dining Room



Lounge/Dining Room



Kitchen/Diner



Kitchen/Diner



Master Bedroom



Dressing Room



En-Suite Bathroom



Bedroom 3



Bedroom 2



Family Bathroom



Family Bathroom

