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Peppard

Perry's: 7 F5

TRP: 167

Parish: Vale

Price: 525,000



“Peppard” is an outstanding detached property with well appointed reception rooms, offering up to 3 bedrooms with two en-suite, and a good size low maintenance rear garden.

Situated in a quiet off road location with one other property in the Parish of the Vale. Built approximately in 1987 and kept to a high standard by the current owners.

Early viewing is recommended to appreciate the qualities that this family home has to offer you and your family.

Accommodation comprises:- Entrance Porch. Living Room. Kitchen. Shower Room. Bedroom 3 / Dining Room. 2 Bedrooms with en-suite facilities. Conservatory. Garage. Parking and Gardens.

- Wonderful family home
- Superbly presented throughout
- South facing rear garden
- Two bedrooms with en-suites
- Parking and detached garage



Inner hallway



Dining room - bedroom 3

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Upvc twin inset glazed door into:-

ENTRANCE PORCH

Upvc surround glazed window with blinds overlooking front garden. Radiator. Carpet. Wall light. Archway into:-

INNER HALLWAY

Staircase up to first floor. Carpet. Glazed door with side insets into Living Room. Archway through to:-

DOWNSTAIRS SHOWER ROOM 2.99m (9'10") max x 1.46m (4'9") max

Upvc obscure glazed window with blinds to front garden. 3 piece suite comprising walk-in shower cubicle. Pedestal hand basin with tiled splash backs, mirror and shaver point over. WC. Partly tiled walls. Ceramic tiled flooring. Radiator.

DINING ROOM - BEDROOM 3 4.11m (13'6") x 2.86m (9'5")

Glazed doors into conservatory. Upvc sash window with curtains / blinds to side. TV/Phone points. Radiator. Carpet.

CONSERVATORY 5.68m (18'8") x 2.70m (8'10")

A beautiful Victorian vaulted styled conservatory with glazed surround and lead pattern top lights. Pattern design Antico flooring. Radiator. Glazed door to rear garden. Glazed sliding door into:-

LIVING ROOM 6.13m (20'1") max x 5.39m (17'8") max

Upvc sash windows with curtains to side and rear gardens. Feature working fireplace with decorative tiled cheeks and Adam wood surround. Alcove with built in fitted lighted display glazed cabinet and storage underneath. TV/Sat/ Phone points. Carpet. Three radiators. Wall lights. Door to under stairs cupboard. Door to:-

KITCHEN 3.04m (10') x 2.56m (8'5")

Upvc glazed window with recessed lighting to front garden. Built-in range of floor and wall units with work tops over, incorporating a 1 1/2 bowl acrylic sink unit with mixer tap over. Tiled splash backs. Ceramic tiled flooring. Recessed ceiling lights. Integral appliances include Stainless steel Bosch double oven with grill. Stainless steel Stove 4 ring gas hob. Baumatic dishwasher. Fridge. Obscure glazed door into:-

UTILITY ROOM 2.34m (7'8") x 1.15m (3'9")

Upvc window with blinds to side garden. Hotpoint Aquarius washing machine. Partly tiled walls. Ceramic tiled flooring. Upvc obscure half glazed door to garden.



Conservatory



Kitchen



Back to Inner Hallway stairs up to first floor.

LANDING

Access to loft space. Carpet. Doors off to:-

MASTER BEDROOM 5.15m (16'11") max x 4.48m (14'8") max

Upvc dormer windows with curtains to front and rear, the front dormer offering distant sea views. Range of built-in bedroom furniture. Carpet. Radiator. TV/Phone points. Door to:-

EN-SUITE BATHROOM 2.41m (7'11") x 1.51m (4'11")

Upvc obscure glazed window with curtains to rear garden. 3 piece suite in pink comprising Panel bath with hand held shower over. Pedestal hand basin with mirror and shaver point over. WC. Carpet. Radiator. Partly tiled walls.

BEDROOM 2 3.57m (11'8") x 3.07m (10'1")

Upvc dormer window with curtains to front offering distant sea views. Range of fitted bedroom furniture. Carpet. Radiator. Mirror fronted cupboard. Twin doors opening into:-

EN-SUITE BATHROOM 3.28m (10'9") max x 2.87m (9'5") max

Large Velux window with blinds to rear garden. 3 piece suite in cream comprising Jacuzzi bath. Pedestal hand basin with mirror and twin wall lights. WC. Partly tiled walls. Radiator. Carpet.



Master bedroom with en-suite



Bedroom 2 with en-suite



EXTERIOR

FRONT

The property is approached from the lane over a shared tarmac driveway which leads onto the detached garage with ample parking in front. The front garden is mainly laid to lawn with mature trees/bushes and bounded by a granite wall good degree's of privacy. Gravelled pathway leads onto side garden and beyond is the :-

REAR GARDEN

The rear garden is very low maintenance in design and is South, South West facing. A brick paved pathway leads onto the side access gate. The garden benefits from a circular pattern patio, raised decking area. Fish pond. Planting area to grow your own veg/fruit. Mature apple trees both eating and cooking varieties. Large wooden storage shed with power housing Easy lid freezer and Hotpoint fridge. Access door to:-

DETACHED GARAGE

Up and over door with power and lighting. Upvc windows to side and rear, with plenty of storage in the roof. (Included is the working tumble dryer).

Services:

Mains Electricity, water, drains, gas central heating. Upvc double glazed window and doors.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



Front garden and parking

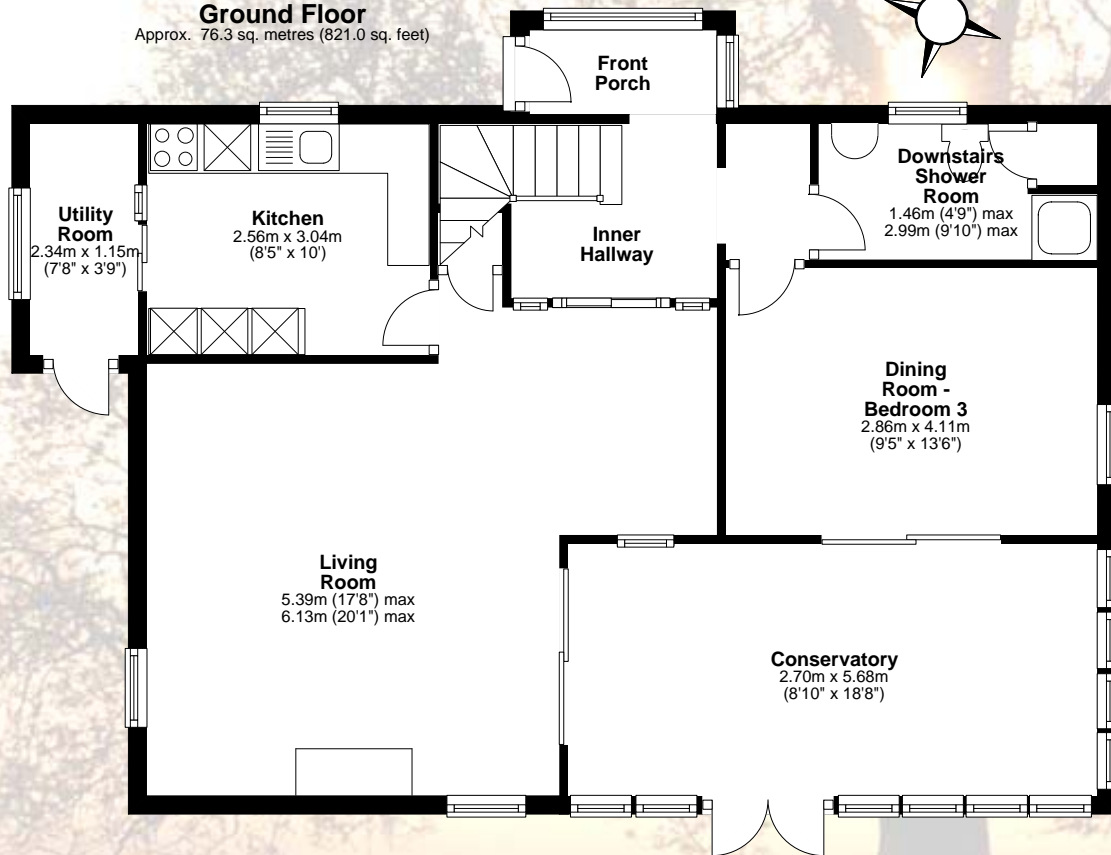


Driveway and garage

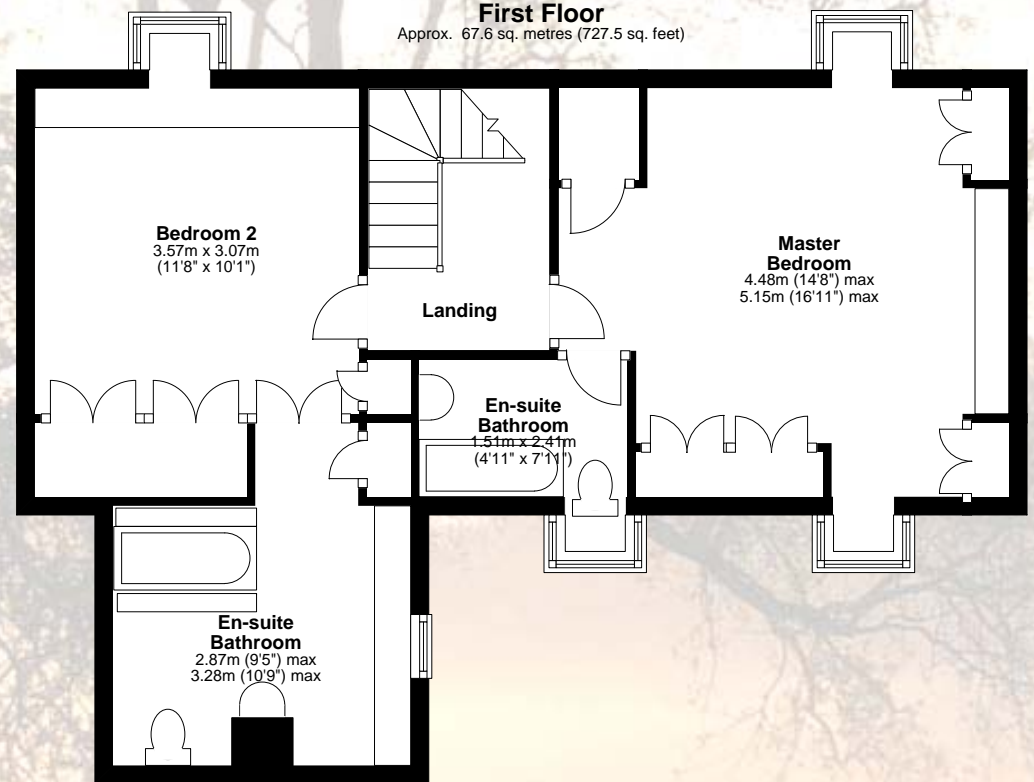




Ground Floor
Approx. 76.3 sq. metres (821.0 sq. feet)



First Floor
Approx. 67.6 sq. metres (727.5 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.
This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.
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