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# Les Hironnelles

Perry's: 28 D4

TRP: 99

Parish: Forest

Price: £495,000



“Location, Location, Location” are the words to describe this superb contemporary styled 2 bedroom detached bungalow. Ideally situated near to Le Gouffre headland, nearby are Ruelle Tranquille lanes for those of you that enjoy exploring your surroundings. The interior of “Les Hirondelles” offers contemporary styled well appointed rooms, whilst the exterior gardens are mainly low maintenance, there is parking for at least 4 cars.

Early viewing is recommended as properties like “Les Hirondelles” rarely come onto the property market, priced to sell.

Accommodation comprises:- Entrance Porch. Living Room. Dining Room. Kitchen. Inner Hallway. Family Bathroom. 2 Bedrooms. Garage. Parking and Gardens.

• Superb location

• Contemporary styled interior

• 2 bedrooms

• Garden and parking

• Situated near Le Gouffre headland



Living room



Living room fireplace

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**Upvc obscure half glazed door into:-**

#### **ENTRANCE PORCH**

Cupboard housing electric switches. Ceramic tiled flooring. Radiator. Glazed pane wooden door into:-

**LIVING ROOM** 4.91m (16'1") max incl bay x 3.32m (10'11") max

Upvc window with blinds overlooking front garden. Multi fuel stove with granite hearth and surround. Carpet. Contemporary style radiators. Wall lights. TV/Sat/Phone points. Sliding wooden glazed pane doors lead into the :-

**DINING ROOM** 3.32m (10'11") x 2.97m (9'9")

Contemporary styled radiators. Oak flooring. Ceiling spotlights. Glazed pane wooden door to inner hallway. Step up to:-

**KITCHEN** 3.31m (10'10") x 1.97m (6'6")

Upvc window with blinds overlooking rear garden. Fully fitted shaker design floor and wall units in gloss white with fleckled black granite work tops incorporating a "Franke" stainless steel sink unit with mixer tap over. Oak flooring. Ceiling track lights. Integral appliances include Hotpoint stainless steel oven. Hotpoint micro-convector. Hotpoint stainless steel 4 ring gas hob. Hotpoint dishwasher. Hotpoint fridge/freezer.

**Back to dining room glazed pane wooden door to:-**

#### **INNER HALLWAY**

Access to loft space. Oak flooring. Radiator. Door to storage cupboard. Upvc obscure half glazed door to rear garden.

**FAMILY BATHROOM** 2.35m (7'9") x 1.97m (6'6")

Upvc obscure glazed window to rear garden. 3 piece suite in white comprising curved panel bath with Mira shower over and side glazed screen. Wall hand basin with mirror fronted medicine cupboard over. WC. Radiator. Heated towel rail. Recessed ceiling lights. Travertine floor and wall tiles.



Kitchen





**MASTER BEDROOM** 3.92m (12'10") max incl bay x 3.34m (11') max  
Upvc window with blinds overlooking front garden. Carpet. Radiator. Wall lights. Phone point.  
Door to walk-in wardrobe with shelving.

**BEDROOM 2** 2.71m (8'11") x 2.39m (7'10")  
Upvc window to side. Carpet. Radiator. Ceiling spotlights.



Master bedroom



Bedroom 2



## EXTERIOR

### FRONT

The property is approached from the lane over a granite opening onto a pebble dash driveway with steps leading up to the front entrance door. The front garden is laid to lawn and is bounded by mature hedging and larchlap fencing. To one side is a pathway to the rear garden whilst the driveway leads you onto the:-

### GARAGE 4.82m (15'10") max x 3.27m (10'9") max into door recess

Wooden entrance doors. Power and lighting. Hotpoint Aquarius washing machine. Hotpoint Aquarius dryer. Upvc window to rear garden.

### SIDE ACCESS

Pebble dash pathway leads onto the rear garden. Storage cupboards for electric meters and gas bottles.

### REAR GARDEN

Steps lead up to the rear garden which is laid to lawn. This is a lovely place to sit out and relax, away from the hustle and bustle of modern day living. Low maintenance with a sunny aspect, bounded by larchlap fencing giving a good degree of privacy. Wooden storage shed, Upvc obscure glazed door to garage.

### SERVICES:

Mains Electricity, water, cesspool, bottle gas central heating. Upvc double glazed windows and doors.

### INCLUDED IN THE SALE:

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



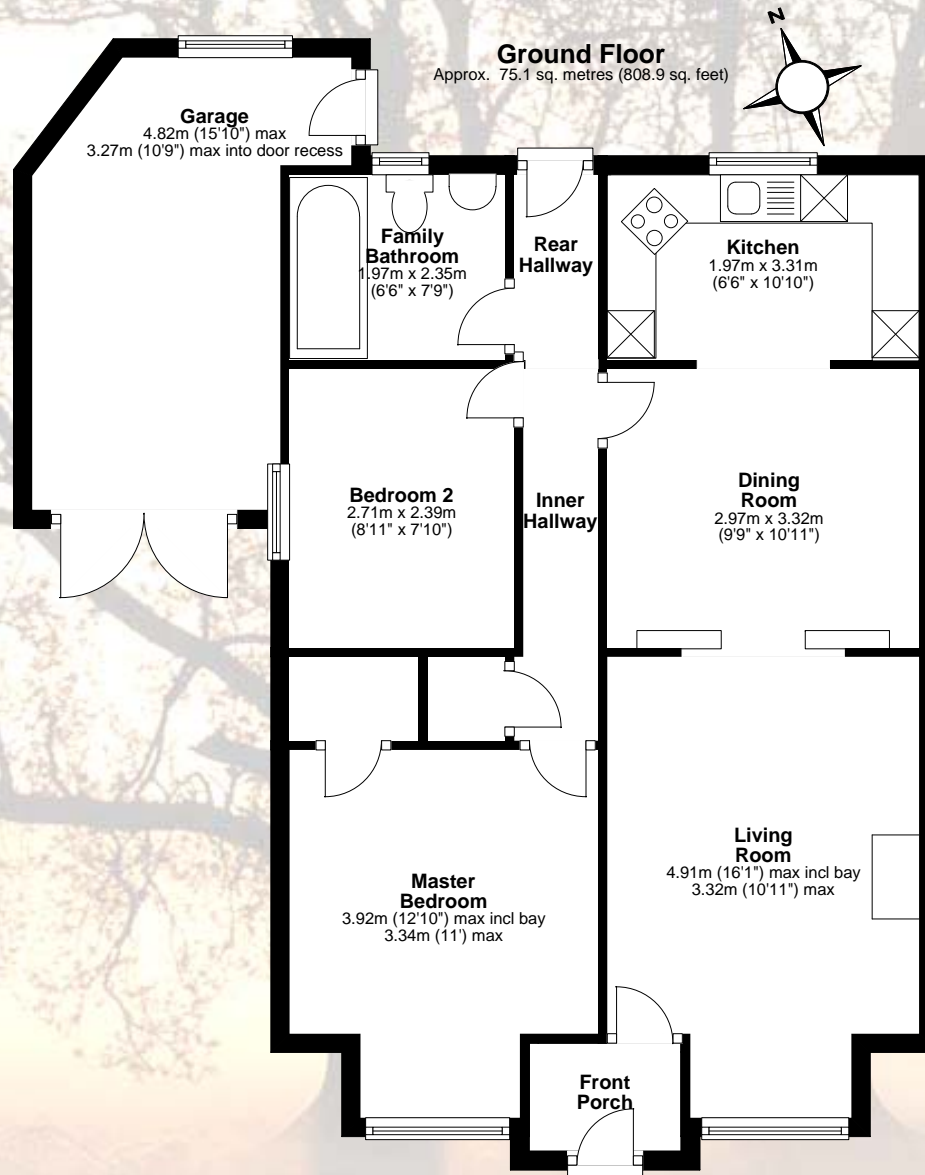
Family bathroom



Rear garden

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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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