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# Printemps

Perry's: 7 E5  
TRP: 191

Parish: Vale  
Price: £575,000



Beautifully presented 4 bedroom detached family home situated in a small clos near to L'ancrese and all it's amenities.

The property offers well appointed living accommodation with light spacious rooms. Benefits include parking and a garage, and well kept enclosed private rear garden. Early viewing is recommended to appreciate the qualities That "Printemps" could offer you and your family.

Accommodation comprises:- Entrance Hall. Cloakroom. Kitchen/Diner. Living Room. Dining Room. 4 Bedrooms. (Master en-suite). Family Bathroom. Conservatory. Garage. Parking and Gardens.

- 4 bedroom detached family home
- Beautifully presented
- Light spacious rooms
- Enclosed private rear garden
- Garage Parking and Gardens



Entrance hall



Dining room

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**Upvc obscure glazed door into:-**

**ENTRANCE HALL**

L shaped in design. Stairs up to first floor with under stairs cupboard. Radiator. Carpet. Door to airing cupboard housing the immersion heating boiler with slatted shelving above. Doors off to:-

**SEPARATE WC** 2.24m (7'4") x 0.89m (2'11")

Upvc obscure glazed window to front. Two piece suite in pink comprising wall basin with tiled splash backs. WC. Carpet.

**KITCHEN/BREAKFAST ROOM** 3.87m (12'8") x 2.96m (9'9")

Upvc windows with curtains overlooking rear garden. Fitted range of floor and wall units in light wood, with under lighting, granite work tops incorporating a "Franke" stainless steel sink unit with drainer and mixer tap over. Amtico flooring. Radiator. Recessed ceiling lights. Tiled splash backs. Waste disposal unit. Integral appliances include ceramic 4 ring hob with extractor fan over. Neff Stainless steel double oven/grill unit. Neff convector microwave. Neff dishwasher. Two integral fridges. Door to garage.

**LIVING ROOM** 4.86m (15'11") x 3.98m (13'1")

Upvc with blinds/curtains to front and side gardens. Feature working fireplace with marble Surround / hearth and carved mantle over. TV/Sat/Phone points. Carpet. Twin radiators. Wall lights. Glazed pane double doors through to:-

**DINING ROOM** 3.98m (13'1") x 2.96m (9'9")

Upvc French doors with blinds / curtains lead out to rear lawn garden. Radiator. Carpet. Walk through to:-

**CONSERVATORY** 4.38m (14'5") max x 4.00m (13'1") max

Victorian styled in design with glazed windows surround and glazed roof. Ceiling fan light. Ceramic tiled flooring with mosaic pattern surround. Wall lights. Radiator. Half glazed doors lead out to patio area.

**Back to Entrance Hall staircase up to:-**

**HALF LANDING**

Upvc window with curtains. Stairs lead up to:-



Conservatory



Kitchen - breakfast room



**MASTER BEDROOM** 3.98m (13'1") x 3.93m (12'11")

Upvc windows with curtains to rear garden. Carpet. Radiator. TV point. Door to:-

**EN-SUITE SHOWER ROOM** 2.96m (9'9") x 0.89m (2'11")

Upvc obscure glazed window with blinds to side. Three piece suite comprising walk-in shower cubicle with Mira shower over. Wall basin with shaver/light point over. WC. Partly tiled walls with mosaic pattern surround. Radiator. Ceramic tiled flooring. Mirror fronted medicine cupboard.

**BEDROOM 2** 3.98m (13'1") x 3.93m (12'11")

Upvc window with curtains overlooking front garden. Radiator. Carpet. TV/Phone point.

**BEDROOM 3** 3.92m (12'10") x 2.99m (9'10")

Upvc window with curtains overlooking rear garden. Radiator. Carpet.

**FAMILY BATHROOM** 2.16m (7'1") x 1.87m (6'2")

Upvc obscure glazed window with blinds to front garden. 3 piece suite in cream comprising tiled panel bath with mixer tap attachment over and side shower curtain. Pedestal hand basin with shaver/light point over. WC. Partly tiled walls. Radiator. Carpet.

**BEDROOM 4** 4.56m (15') max x 2.98m (9'9")

Velux window to rear garden. Carpet. Radiator. Radiator. TV/Phone point.



Master bedroom



Bedroom 2



## EXTERIOR

### FRONT

The property is approached from the clos over a tarmac driveway leading onto the garage. Access to the rear garden is either side of the property through arched wooden doors. Small lawn garden to one side. Pathway leads to front door, bounded by mature hedging / trees, flower beds with mature shrubs.

### GARAGE 5.98m (19'8") x 2.99m (9'10")

Up and over door. Wall Mounted Camray oil boiler unit. Wood flooring, work bench with shelving above. Electric fuse box. Built-in wall cupboard. Upvc obscure half glazed door with side window to rear garden. Washing machine. Tumble dryer.

### REAR

A beautifully presented rear garden mostly laid to lawn with arched patio area leading around to the side access gate. Outside taps/electric points. Flower and shrub borders with pathway leading onto the other side access gate. \wooden storage shed. Domestic aluminium greenhouse bounded by mature trees/shrubs and larch lap fencing, an ideal place for you and your family just to relax in, light up the barbeque and let the hustle and bustle of modern day living pass you by.

### N.B

**There is a communal oil tank which the owner pays by monthly standing order the sum of £31.05**

### Services:

Mains Electricity, water, oil fired central heating. Upvc double glazed windows and doors.

### Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings.



Bedroom 3



Patio area





**Ground Floor**  
Approx. 85.7 sq. metres (922.3 sq. feet)



**First Floor**

Approx. 67.5 sq. metres (726.4 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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