Melbourne House

Monument Gardens, St. Peter Port, GY1 1UL

£1,195,000

LOCAL MARKET | SOLE AGENT

This imposing and substantial family home, offering over 3,800 square feet of accommodation, has been extensively renovated and extended throughout to create up to 6 bedrooms, three large family living spaces and double garage.

Externally there is ample parking to the front alongside stunning views of the neighbouring islands, whilst to the rear there is an enclosed west facing patio and lawned garden. Viewing is highly recommended to fully appreciate all that this property has to offer.

Key facts

6 3 3

- Imposing stylish town house
- Smartly renovated and extended
- Walking distance of Town
- West facing garden and ample parking
- Quiet and convenient location

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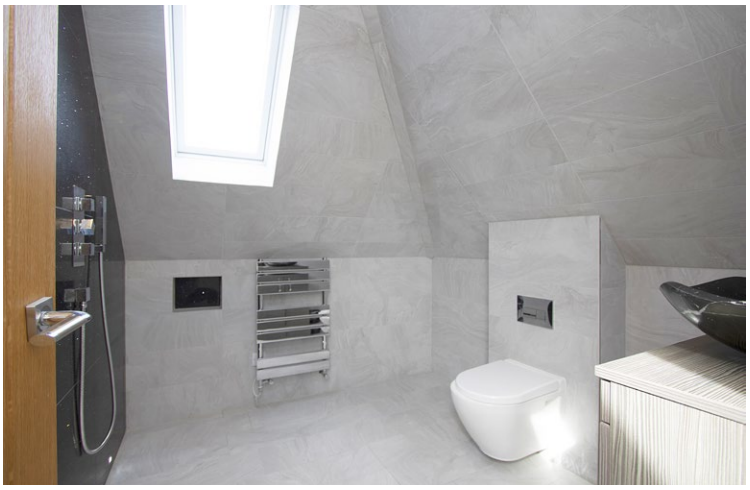
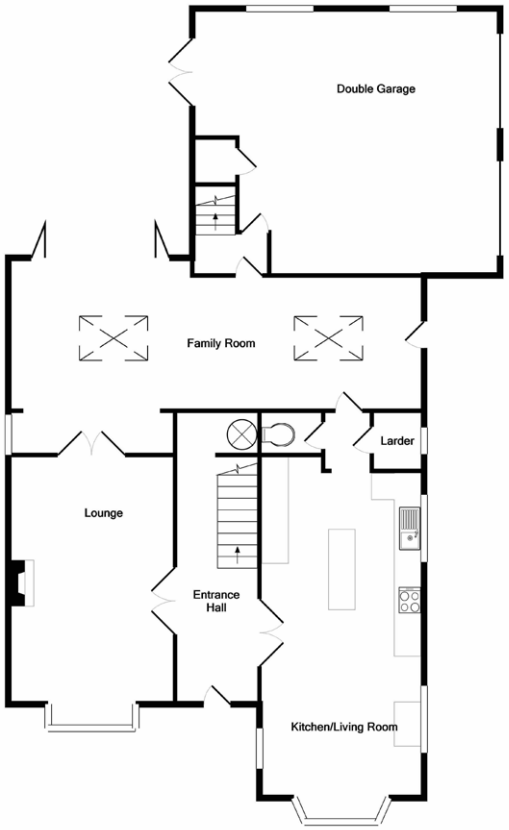
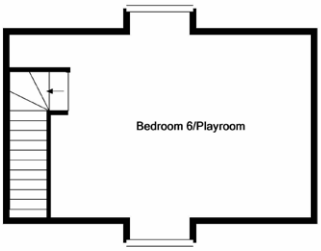
GUERNSEY'S ESTATE AGENT

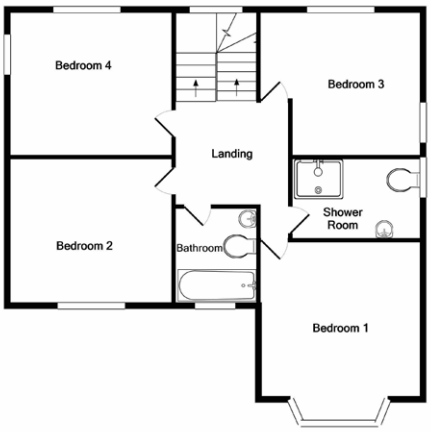


Floorplans



GROUND FLOOR





1ST FLOOR

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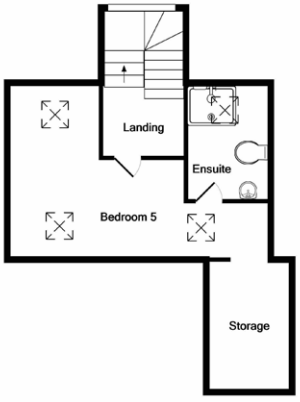


2ND FLOOR

Entrance hall

18'6 x 6'3 (5.6m x 1.9m)

Lounge

18'6 x 12'4 (5.6m x 3.8m)

Family room

30'9 x 14'7 max (9.3m x 4.5m)

Inner hall

Larder

4'6 x 3'10 (1.4m x 1.2m)

Separate WC

4'9 x 3'3 (1.5m x 1m)

Kitchen/Living room

25'6 x 12'2 (7.8m x 3.7m)

APPLIANCES

- Neff induction hob
- Neff extractor fan
- Neff oven with combi oven above
- Neff fridge, Neff freezer
- Neff dishwasher
- Quooker hot tap

Lobby

Double garage

22'10 x 19'10 (6.9m x 6m)

Hotpoint washing machine, Candy tumble dryer

Stairs to first floor:

Bedroom 6/Playroom

19'8 x 14' (6m x 4.3m)

Eaves storage

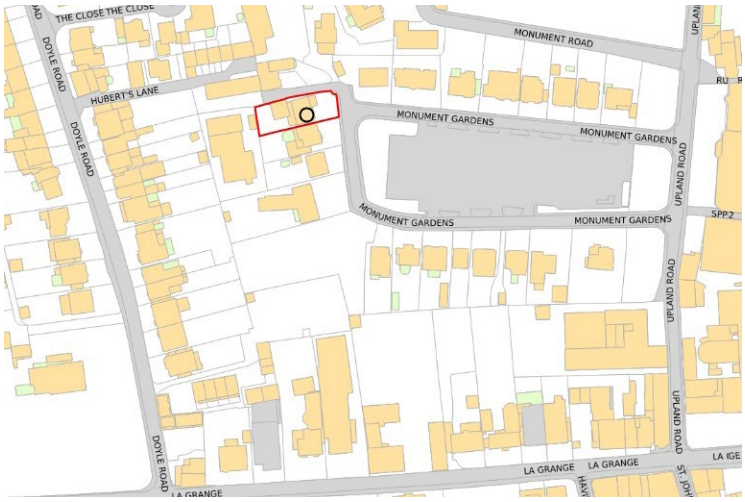
Returning to the entrance hall, stairs to:

FIRST FLOOR

Landing

8'8 x 7'10 (2.7m x 2.4m)

Bedroom 2



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12'2 x 11'10 (3.7m x 3.6m)

Bedroom 3

12'4 x 11' (3.8m x 3.4m)

Bedroom 4

12'4 x 10'11 (3.8m x 3.4m)

Bedroom 5

12'2 x 10'11 (3.7m x 3.4m)

Shower room 1

9'10 x 6'2 (3m x 1.9m)

Bathroom

7'4 x 6'4 (2.2m x 1.9m)

SECOND FLOOR

Landing

Bedroom 1

19'7 reducing to 7' x 13' (6m, 2.1m x 4m)

Ensuite shower room

8'10 x 6'4 (2.7m x 1.9m)

Store

9'10 x 6'4 (3m x 1.9m)

EXTERIOR

To the front there is parking for up to 6 cars, there is access down the side of the house to a sun terrace with steps leading up to a lawned area, fully enclosed by timber fencing.

School catchment: Vauvert Primary and Mare de Carteret High

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, air source heat pump and under floor heating on the ground floor and bathrooms, uPVC double glazing. The main house is of lined block construction with cavity extensions.

Finding the property: From The Grange turn into Upland Road and take the left into Monument Gardens (which shares the access with The Odeon car park) continue round the one way and Melbourne House is on the left on the second bend.

Perry's ref: 5 G/H6

what3words: cautioned.earned.tweak

TRP: 360

CONTACT OUR LOCAL MARKET TEAM

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