



Hukeley

2 Rue de la Douzaine, Fort George, St Peter Port GY1 2TA

£1,375,000

OPEN MARKET

SOLE AGENT

A detached 3 bedroom home located on the popular Fort George development with easy access to both lovely cliff path walks and St Peter Port and St Martins village amenities.

A much-loved family home Hukeley is being offered for sale for the first time since it's construction. The potential purchaser may wish to adapt and upgrade the property as it stands or there is also excellent scope to extend and develop further. Alongside the well-proportioned living space Hukeley provides a double garage, ample parking and south and east facing mature gardens. The site offers a good deal of privacy in a sought-after residential neighbourhood.

School catchment: Vauvert primary, Mare de Carteret or Les Beaucamps high schools.

Key facts



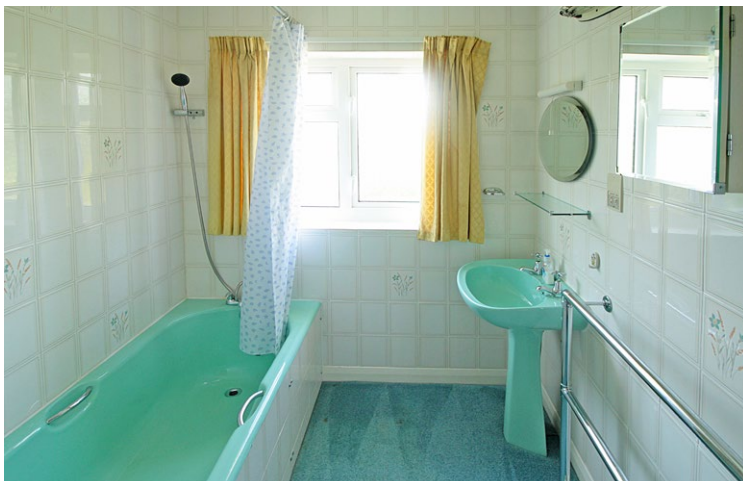
- Detached 3 bedroom home
- Sought after and well-regarded residential neighbourhood
- Excellent potential to extend and develop
- Double garage and ample parking
- West and east facing mature gardens

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GUERNSEY'S ESTATE AGENT

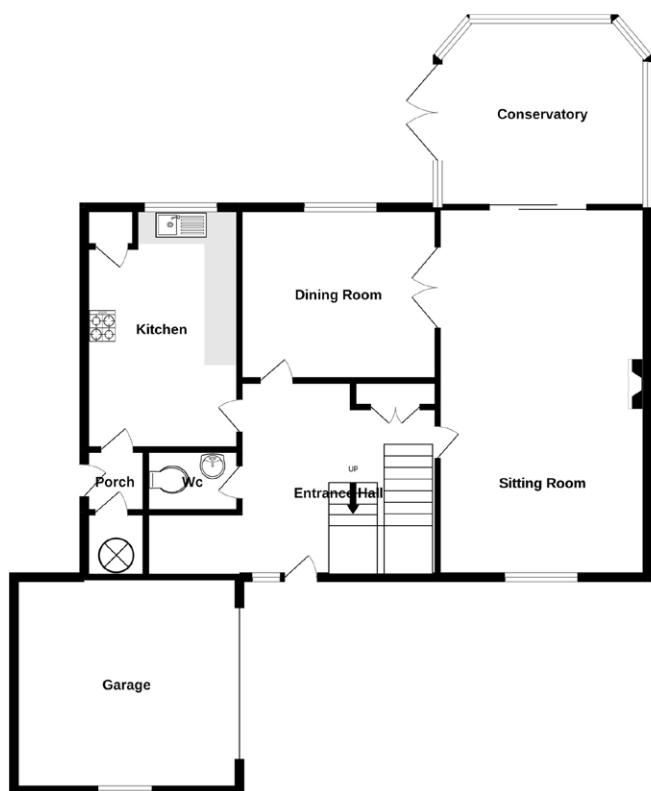




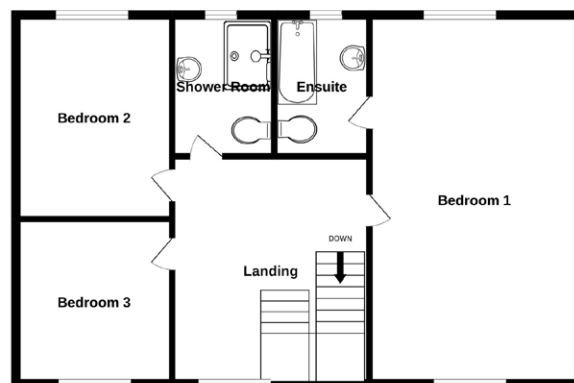


Floorplan

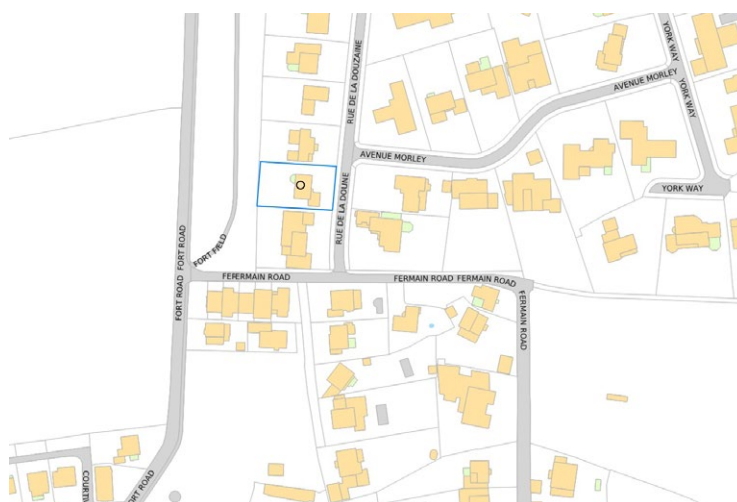
GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

14' x 9'7 + 7'1 x 7'4
(4.4m x 3.06m + 2.14m x 2.28m)

Parquet flooring.

Sitting room

18' x 13' (5.5m x 4m)

Conservatory

12'2 x 11.7 (3.7m x 3.6m)

Dining room

12' x 8'9 (3.7m x 2.7m)

Kitchen

14' x 12'2 (4.3m m x 3.75m)

Pine units with marble effect
worksurfaces incorporating stainless
steel sink.

APPLIANCES

- Belling oven
- Miele extractor
- Beko fridge/freezer
- Washing machine

Rear lobby/Boiler room

5'8 x 5'4 (1.71m x 1.69m)

Door to the side garden.

Separate WC

5'9 x 4' (1.8m x 1.2m)

2 piece white suite.

FIRST FLOOR

Landing

13' x 6' + 7'2 x 3'1
(.07m x 1.85m + 2.15m x .98m)

Bedroom 1

22'7 x 12'9 max (6.9m x 3.9m)

Ensuite bathroom

8'9 x 5'8 (2.8 m x 1.7m)

3 piece coloured suite.

Bedroom 2

12'2 x 9'6 (3.7m x 2.9m)

High gloss white wardrobe.

Bedroom 3

10' x 10' (3.1m x 3.1m)

Shower room

8'9 x 5'9 (2.7m x 1.8m)

3 piece white suite. Fully tiled.

EXTERIOR

Hukeley is approached off the Rue de
la Douzaine onto a tarmac driveway
providing parking and turning for
numerous cars and access to the
Double Garage 15'6 x 14'8 (4.7m x 4.5m).

Area of lawn bounded by mature
shrubbery.

Access along either side of the property
to the enclosed rear west facing garden
which is laid to lawn and enclosed by
mature shrubbery and trees.

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

Services: Mains electricity, water
and drainage, oil fired heating, uPVC
double glazing.

Finding the property: Hukeley is the
second property on the left-hand side
when driving in from the southern
entrance to Fort George located on
Becquet Road.

Perry's ref: 25 F4

what3words: mixture.enjoy.thunder

TRP: 247 (2658 sq ft)

CONTACT OUR OPEN MARKET TEAM



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