



Starfish

Butes Lane, St Anne, Alderney, GY9 3UW

£1,695,000

OPEN MARKET

JOINT AGENT

ALDERNEY

This wonderful new build property sits in an elevated position overlooking Alderney's west coast.

With stunning sea views from this elevated position this property also benefits from being situated only a short distance from the heart of St Anne's. The property is all on one level, very well insulated and finished to a high standard. Internal viewing is highly recommended to appreciate all that is on offer here.

School catchment: Alderney school

Key facts



- Stunning newbuild home in elevated position
- Unrivalled panoramic sea views
- Short distance to central St Anne's
- Well-manicured and easily maintained grounds
- Feature 17ft high vaulted living room

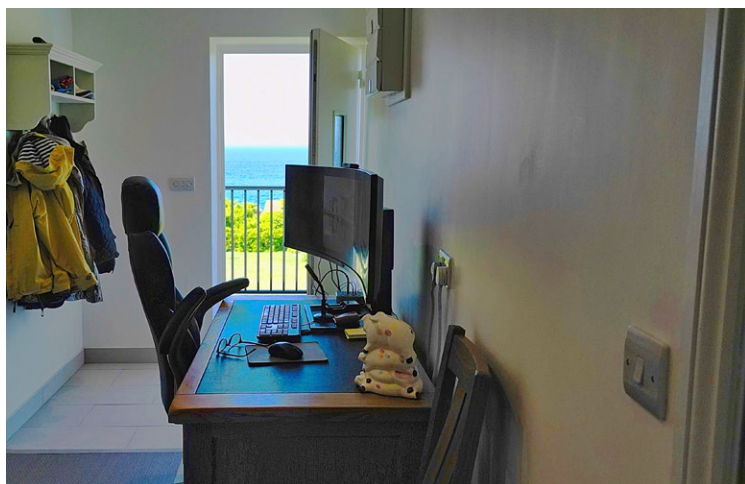
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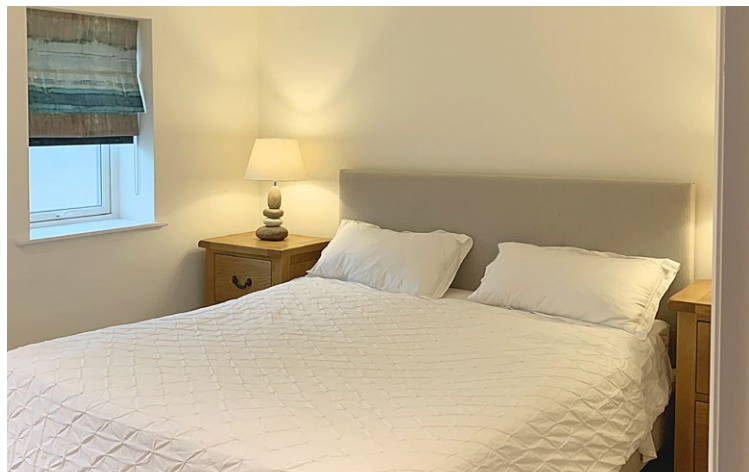


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GUERNSEY'S ESTATE AGENT





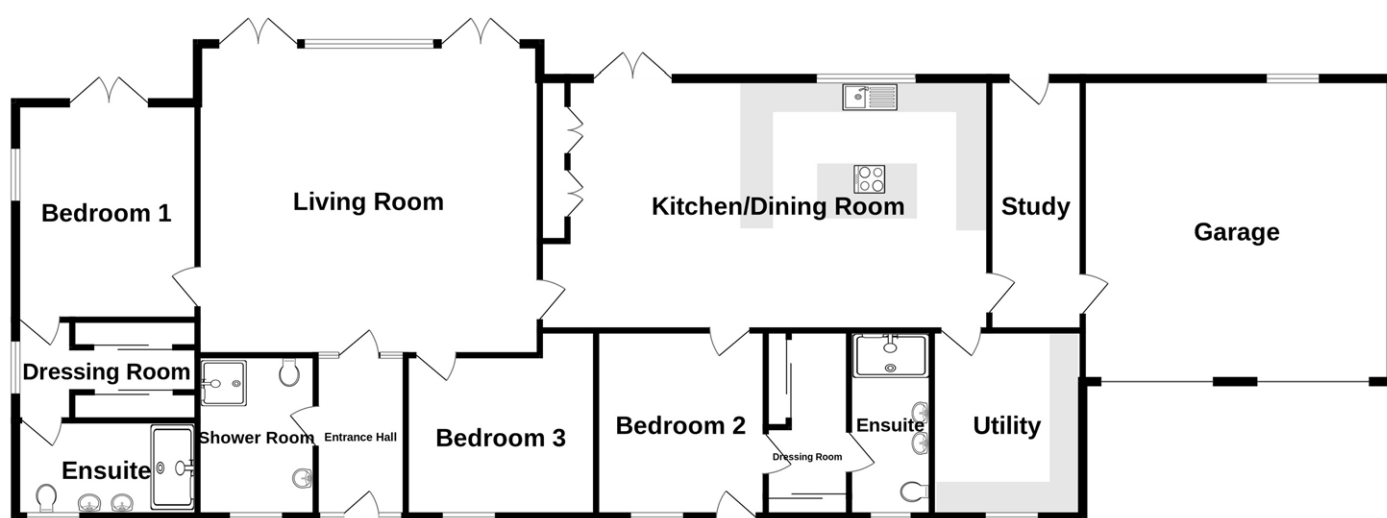






Floorplan

GROUND FLOOR



Made with Metropix ©2023

Entrance hall

10'2 x 5'8 (3.1m x 1.7m)

Shower room

10'2 x 7'6 (3.1m x 2.3m)

Living room

21'7 x 19'7 (6.6m x 6m)

Bedroom 1

13'9 x 11'5 max (4.2m x 3.5m)

Dressing room

11'5 x 6'5 (3.5m x 2m)

Ensuite shower room

11'5 x 6'2 (3.5m x 1.9m)

Kitchen/Dining room

31'3 x 16' (9.5m x 4.9m)

APPLIANCES

- AEG Double oven and grill
- Miele fridge/freezer
- Miele dishwasher
- Miele electric hob
- Wine fridge

Bedroom 2

11'10 x 10'9 (3.6m x 3.3m)

Dressing room

10'9 x 5'2 (3.3m x 1.6m)

Ensuite shower room

10'9 x 5'2 (3.3m x 1.6m)

Bedroom 3

12' x 9'7 (3.7m x 3.3m)

Utility

10'9 x 9'7 (3.3m x 2.9m)

APPLIANCES

- Miele washing machine
- Miele tumble drier

Study

16 x 5'10 (4.9m x 1.8m)

Garage

19'6 x 19'4 (5.9m x 5.9m)

EXTERIOR

The property is approached over a gravel driveway with landscaped borders.

To the rear the property is laid to lawn with well defined borders of mature bush and granite walls. There is a large decked area wrapping the length of the rear of the property. There is also a garden shed for extra storage.

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

Services: Mains electricity and water. Air source heat pump which services the underfloor heating and hot water. Nuair mechanical ventilation heat recovery system. Water softener and reverse-osmosis water purifier.

Finding the property: Travelling up La Vallee turn left into Butes Lane and it's the first property on the left.

what3words: guru.blackberry.talcum

CONTACT OUR OPEN MARKET TEAM



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