



# 1, Verandah Villas

Rouge Rue, St Peter Port, GY1 1ZE

£865,000

LOCAL MARKET

JOINT AGENT

Located on the outskirts of St. Peter Port, 1 Verandah Villas is a spacious semi-detached family home arranged over three floors and within easy walking distance of local amenities.

The property offers flexible accommodation, including four bedrooms, multiple bathrooms, and bright living spaces throughout.

The ground floor features a generous sitting room, a modern fitted kitchen, and a light-filled conservatory/dining area, along with a family bathroom. Upper floors provide four well-proportioned bedrooms, including a standout room with floor-to-ceiling windows overlooking the south-facing garden.

School catchment: Amherst Primary School / Les Varendes High School

## Key facts



- Parking for 4 Vehicles
- Characterful home with lovely features
- Spacious kitchen diner with bi-folding doors
- Four double bedrooms
- Convenient location

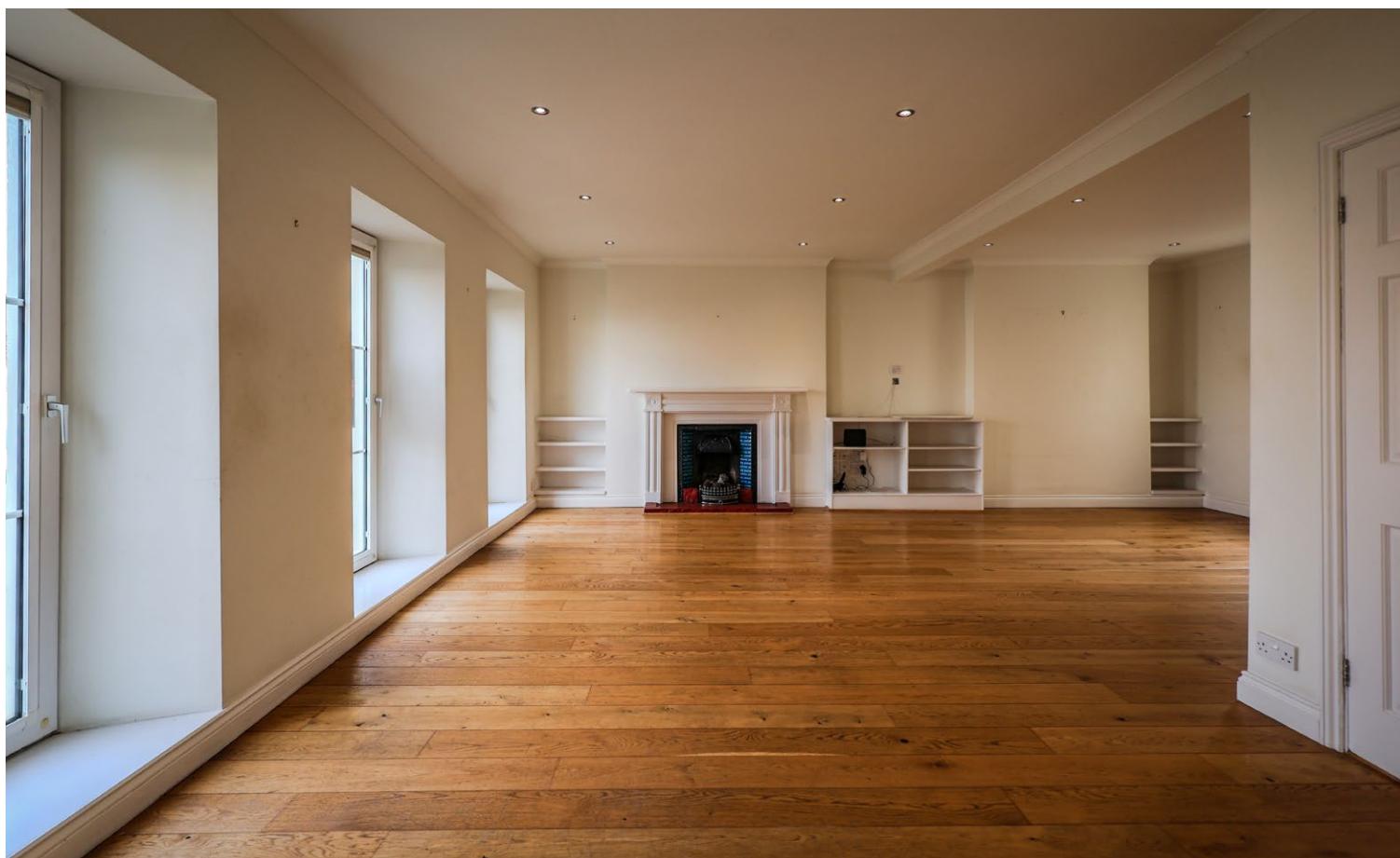
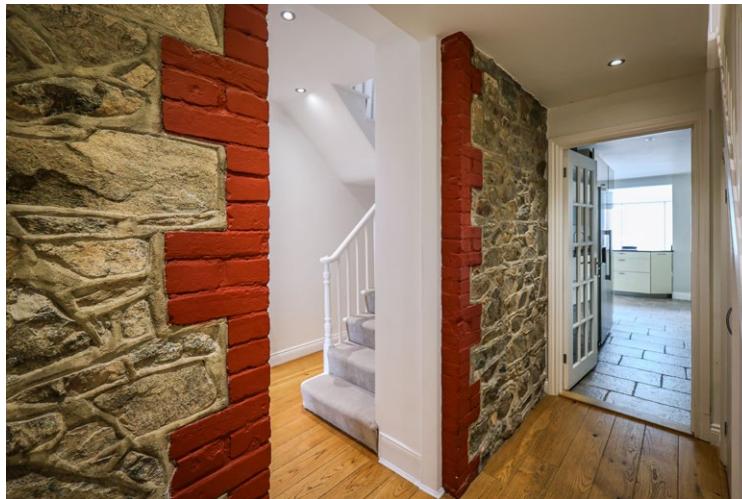
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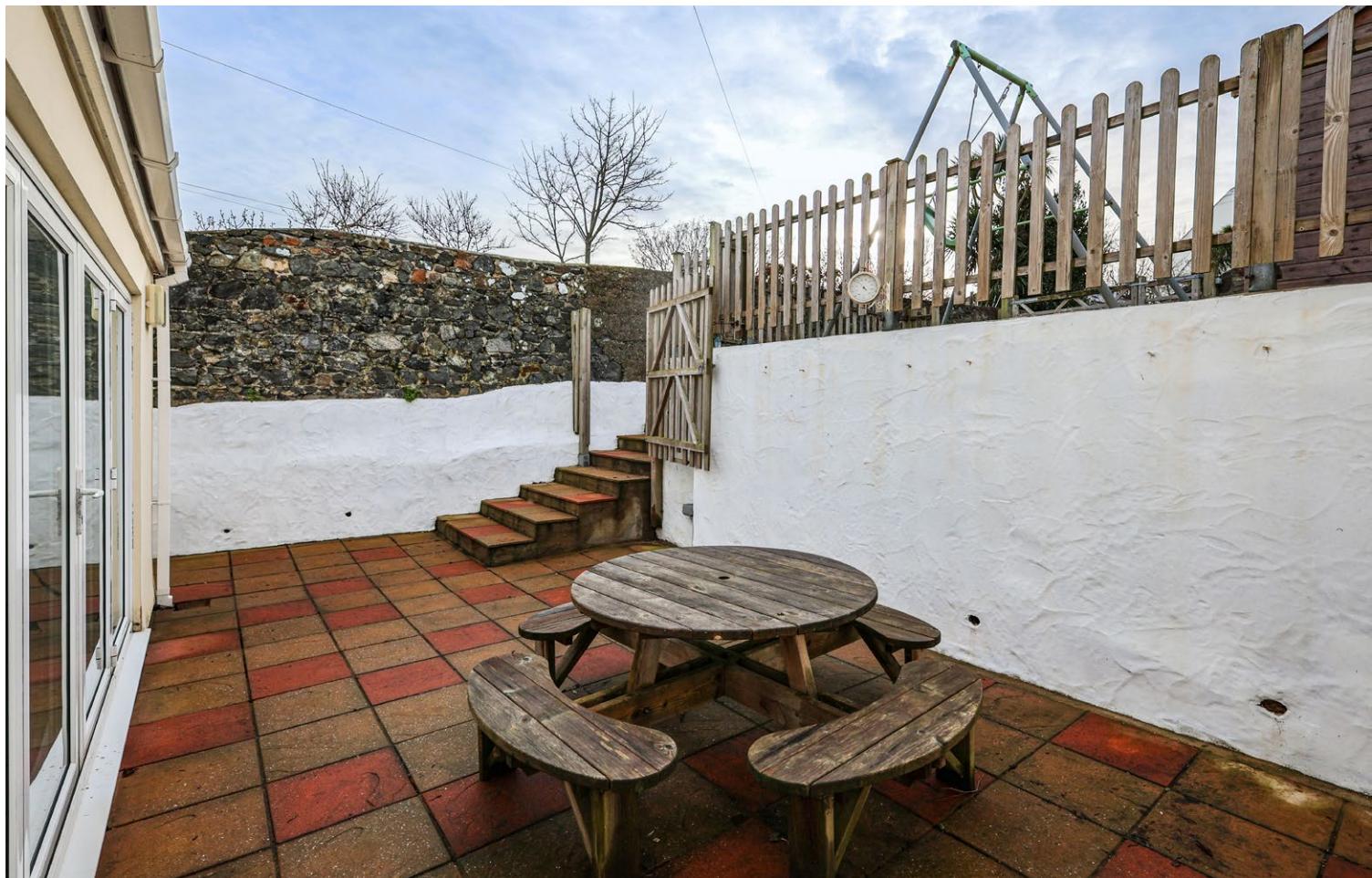






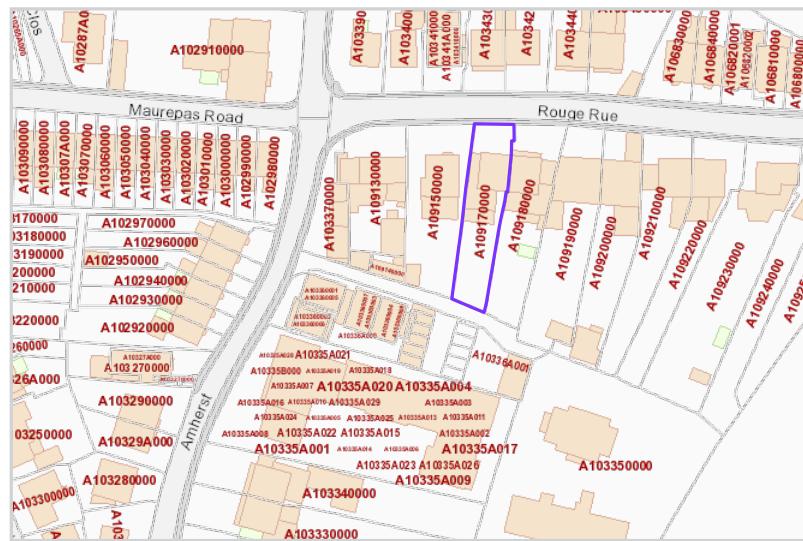








## Floorplan



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## GROUND FLOOR

Porch  
8'3 x 5'6 (2.5m x 1.7m)

Lounge  
23'3 x 19'7 (7.1m x 6m)

Hall  
14'11 x 5'6 (4.6m x 1.7m)

Hall  
8'10 x 6'5 (2.7m x 2m)

Bathroom  
12'9 x 5'8 (3.9m x 1.7m)

Kitchen/ dining room  
28'6 x 19'2 (8.7m x 5.8m)

## APPLIANCES

- Neff double oven
- Neff fridge freezer
- Neff extractor fan
- Neff dishwasher
- Neff hob
- Neff washing machine
- Baumatic tumble dryer

## FIRST FLOOR

Landing  
13'1 x 5'6 (4m x 1.7m)

Bathroom  
16'5 x 6'5 (5m x 2m)

Shower room  
9'4 x 5'6 (2.9m x 1.7m)

Bedroom two  
19'2 x 13'8 (5.8m x 4.2m)

Bedroom three  
13'1 x 12'10 (4m x 4m)

Bedroom four  
13'4 x 10'4 (4.1m x 3.2m)

## SECOND FLOOR

Landing  
7'9 x 6'5 (2.4m x 2m)

Bedroom one  
21'11 x 18'8 (6.7m x 5.7m)

## EXTERIOR

Outside, the property benefits from a sunny south-facing garden with an outdoor seating area and parking for four vehicles. Offering space, comfort, and a convenient location, this home is ideal for family living.

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

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

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## CONTACT OUR LOCAL MARKET TEAM



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