



# Sunnydale

## £535,000

Clarkes Estate, Le Grand Bouet, St Peter Port, GY1 2SD

LOCAL MARKET

SOLE AGENT

Spacious two-bedroom semi detached property conveniently situated close to Admiral Park and within easy walking distance of town and a wide range of amenities.

The accommodation comprises two double bedrooms, a study, shower room and separate WC upstairs, while downstairs offers a dining room, kitchen, and a bright lounge overlooking the generous rear garden. The driveway provides parking for multiple vehicles, and the large garden offers a fantastic blank canvas for a new owner.

Neat and tidy throughout, the property would benefit from some modernisation, presenting an excellent opportunity to add value and create a wonderful home.

School catchment: Amherst Primary School / Les Varendes High School

### Key facts



- Driveway parking for multiple vehicles
- Good sized rear garden
- Convenient location
- Potential to renovate
- Walking distance to Admiral Park

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GUERNSEY'S ESTATE AGENT











## GROUND FLOOR

### Entrance hall

14'5 x 6'6 (4.4m x 2m)

### Lounge

12'9 x 10'7 (3.9m x 3.3m)

### Dining room

13'6 x 11'4 (4.1m x 3.5m)

### Kitchen

9'9 x 8'11 (3m x 2.7m)

#### APPLIANCES

- Hotpoint washing machine
- Hotpoint fridge
- Whirlpool hob
- Oven and extractor fan
- Chest freezer

## FIRST FLOOR

### Landing

11'5 x 6'6 (narrows to 3'5)  
(3.5m x 2m narrows to 1m)

### WC

4'5 x 2'7 (1.4m x 0.8m)

### Shower room

6'5 x 5'5 (2m x 1.7m)

## Study

8'2 x 6'6 (2.5m x 2m)

## Bedroom 1

13'6 x 11'4 (4.1m x 3.5m)

## Bedroom 2

11'7 x 10'9 (3.6m x 3.3m)

Sunnydale is approached off Le Grand Bouet onto Clarkes Estate, a small row of houses. To the front is a gravelled driveway providing parking for up to four vehicles, with gated side access leading to the rear garden.

The generous rear garden is mainly laid to lawn with a gravelled seating area and small shed, offering a fantastic blank canvas for landscaping and personalisation.

**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.

**Perry's ref:** 17 F2

**what3words:** stubble.liner.cookers

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## CONTACT OUR LOCAL MARKET TEAM



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