



Trelowen

Avenue Vivier, Ville au Roi, St Peter Port, GY1 1PG

£1,495,000

OPEN MARKET

SOLE AGENT

Nestled in a sought-after residential clos on the outskirts of St Peter Port, this impressive, detached home offers stylish and spacious accommodation ideally suited to modern family living.

Well-presented throughout, the property features generous reception areas, four well-proportioned double bedrooms, each benefiting from its own en-suite, together with an integral garage and separate utility area.

Outside, the home enjoys ample parking for multiple vehicles and a private, low-maintenance rear garden, complete with a lawn and patio seating area, perfect for relaxing or entertaining.

A superb family home in a desirable location with further scope to extend and alter to personal taste, early viewing is highly recommended.

Key facts



- Quiet and convenient location
- Four double bedrooms with en-suite
- Driveway parking for multiple vehicles
- Private rear garden
- Open plan living/dining room

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GUERNSEY'S ESTATE AGENT









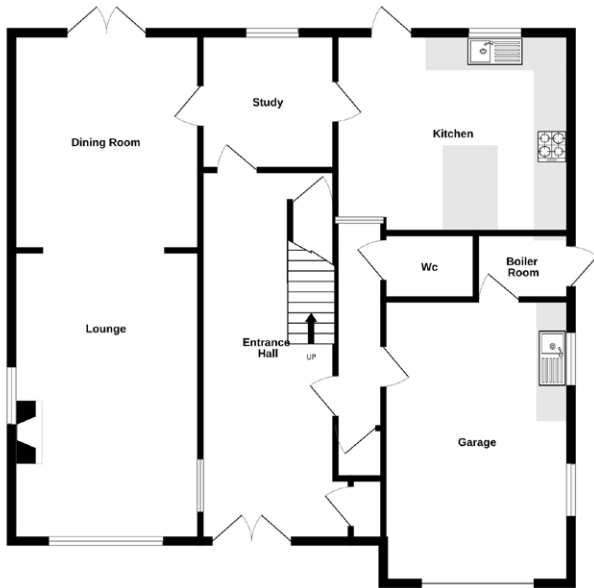




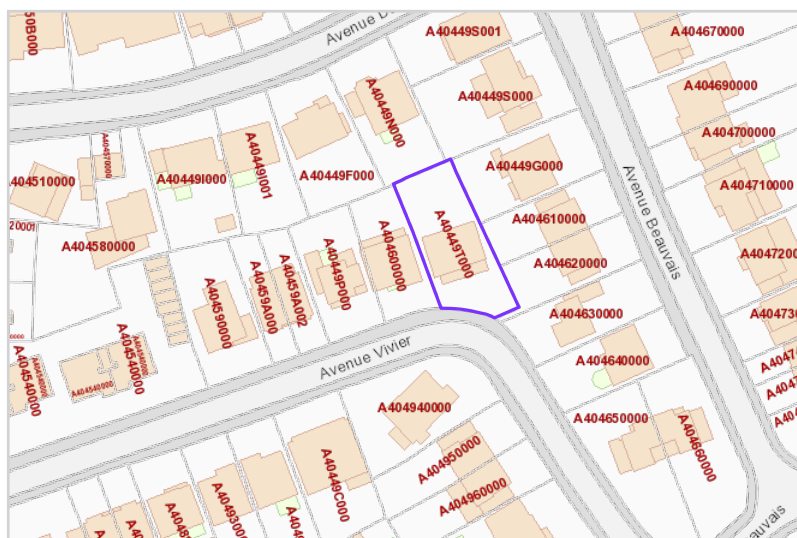
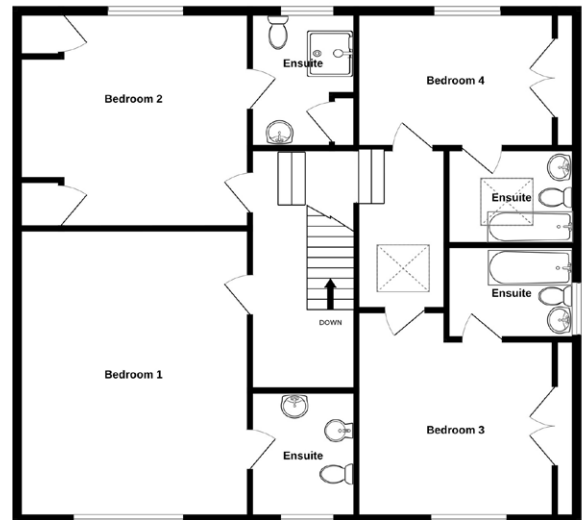


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

22'9 x 8'8 (6.9m x 2.7m)

Study

8'7 x 8'6 (2.7m x 2.6m)

Dining room

13'8 x 11'11 (4.2m x 3.7m)

Lounge

18'4 x 11'11 (5.6m x 3.7m)

Kitchen

14' x 10'11 (4.3m x 3.4m)

APPLIANCES

- Bosch dishwasher
- 2x Statesman fridges
- Hot point double oven
- 5 ring gas hob
- Extractor fan

Inner hall

12'6 x 2'9 (3.8m x 0.9m)

WC

5'2 x 4'5 (1.6m x 1.5m)

Boiler room

5'1 x 4'5 (1.6m x 1.4m)

Garage/ utility

18'5 x 11'3 (5.6m x 3.4m)

APPLIANCES

- Candy washing machine
- Proline freezer

FIRST FLOOR

Bedroom 1

13' x 10'9 (4m x 3.3m)

En-suite

8'9 x 8' (2.7m x 2.4m)

Bedroom 2

13' x 10'9 (4m x 3.3m)

En-suite

8'5 x 5'6 (2.6m x 1.7m)

Bedroom 3

12'6 x 8'8 (3.8m x 2.7m)

En-suite

8'4 x 5'5 (2.6m x 1.7m)

Bedroom 4

12'3 x 8'11 (3.7m x 2.7m)

En-suite

8'2 x 5'5 (2.5m x 1.7m)

EXTERNAL

Externally, the property is approached via a large tarmac driveway providing ample parking and is complemented by a beautifully established front garden, richly planted with a variety of mature flowers and attractive landscaping.

To the rear, the garden has been thoughtfully arranged to create a welcoming outdoor space, featuring a patio area, mature shrubs and a sunken patio seating area, ideal for al fresco dining, entertaining guests or simply relaxing in a private setting.

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

Services: Mains electricity and water, mains drainage, gas fired central heating, UPVC and aluminium windows

Perry's ref: 24 D3

what3words: concession.willow.farmhouse

TRP: 241

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