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**VIEWING STRICTLY BY APPOINTMENT THROUGH
MITCHELL & PARTNERS LIMITED**

3 VENELLES DES GAUDIONS



£ 465,000 Freehold

A most attractive, 19th Century house modernised to a high standard, situated in a quiet street close to the centre of the town of St. Anne's.

There are four Reception rooms, five Bedrooms (one en-suite), a further Bathroom, a modernised Kitchen, Garage/Workshop and secluded walled garden.

Fitted carpets and curtains are included in the sale. There is full central heating, plus oil-fired Aga in the Kitchen for cooking and hot water, as well as an attractive open fire in the main Sitting Room.

Entered through half-glazed, hardwood front door from Venelle des Gaudions, into open plan Sitting/Dining Room.

SITTING ROOM : 5.28 m x 3.07 m (17' 4" x 10' 1")



This is a very cosy room of great character with exposed stone walls and an open fireplace with grate, cast-iron fireback and sliding chain mail spark guard. One multi-paned sash window faces North East and further window into the Conservatory/Breakfast Room faces South West; central heating radiator; fitted carpet; fitted curtains; television point; six power points; and electrical distribution box with trip switch.



DINING ROOM : 6.35 m x 3.07 m (20' 10" x 10' 1")



The Dining Room is currently being used as an office. There is a multi-paned sash window overlooking Venelle des Gaudions to the North East; feature of exposed stone wall and extensive fitted bookcases and shelf units. There is a cupboard which makes an ideal drinks cabinet and a serving hatch and cupboard through to the Kitchen.

There is a fireplace, currently blocked but easy to restore; central heating radiator; fitted carpet and a dimmer switch for lights to set the atmosphere in an evening.



Panelled door to inner hall with original Victorian tiles, to Kitchen and staircase.

KITCHEN : 5.03m x 2.13m (16' 6" x 7')



Mosaic half-tiled, laminated work surfaces; Franke 1½ stainless sink with single drainer and triple mixer tap for 0.2µm ceramic drinking water filter; fitted white units with pine knobs; fitted Miele dishwasher; spotlight; serving hatch through to Dining Room; oil-fired Aga 2-oven cooker with four down lights above and Grandee wall-mounted central heating boiler.

There is a Velux light facing South West and uPVC double-glazed, casement opening window facing South West into the garden; full length standing cupboards; 12 power points.

Archway through into:

BREAKFAST ROOM : 3.23 m x 2.44 m (10' 7" x 8')



This is a very pleasant, airy, sunny room facing South West with Upvc casement opening windows to the garden; Velux window in roof; padded seating area with storage under; double glazed aluminium sliding door to patio. It is also a delightful Dining Room for summer evenings.

Back through the Kitchen into Hallway with alcove for telephone and telephone point; mobile charging point; under-stairs cupboard; fluorescent light; tiled flooring.

Up staircase to half landing.

FAMILY BATHROOM : 2.94 m x 2.13 m (9' 8" X 7')



A pleasant, airy room with double-glazed uPVC casement opening windows on two sides with net curtains; white suite comprising bath with Aqualisa shower and shower screen; W.C.; wash hand basin; airing cupboard with 50 gallon, double-coil, lagged hot water tank and emergency immersion heater; controls for shower, Aga hot water and central heating; stainless steel, constant hot water ladder towel rail; central heating radiator; overhead light; mirror light with shaving point and shelving.

Stairway to first floor landing, with central heating radiator:

MASTER BEDROOM SUITE

DRESSING ROOM : 2.92 m x 2.87 m (9' 7" x 9' 5")



Three fitted wardrobes and drawer units; sash window facing North-East with curtains and net curtains; carpet; overhead light; central heating radiator and telephone point.

MASTER BEDROOM : 3.89 m x 2.87 m (12' 9" x 9' 5")



Double-glazed uPVC sash window to floor facing North East; 2 fitted bead-head wall-lights; curtains and net curtains; carpet; 5 power points; central heating radiator; walk-in wardrobe with hanging space, racking and central heating radiator.

EN-SUITE BATHROOM : 5' 8" x 7' 11" (1.72m x 2.41m)



Suite comprising bath, W.C., wash hand basin; heated ladder towel rail; mirror light; shaving point; splash back tiling; glass shelving; uPVC double-glazed casement opening window facing South West; overhead light; deep tiled windowsill; storage area and carpet.

BEDROOM 2 : 3.13 m x 2.84 m (10' 3" x 9' 4")



Double-glazed uPVC casement opening window to the South West; overhead light; central heating radiator; power points; curtains and net curtains; recessed area for desk or bed with storage cupboards on either side; carpet.

BEDROOM 3 : 3.94 m x 2.84 m (12' 11" x 9' 4")



Sash windows with net curtains; wardrobe; carpet; power points; overhead light; 3 central heating radiators.

BEDROOM 4 : 3.10 m x 2.54 m (10' 2" x 8' 4")



Double-glazed uPVC window facing South West; curtains; alcove shelving; central heating radiator; power points; overhead light and carpet.

Up further staircase to second floor with large, airy Sitting Room/ Rumpus Room / Dormitory Bedroom.

ATTIC BEDSITTING ROOM : 7.37 m x 4.96 m max (24' 2" x 16' 3")



Velux light in sloping roof facing South West and two further Velux lights facing North East. There is a further sash window facing North West. There are five full length storage cupboards, one with access to the roof space and cold water tank. Two central heating radiators; carpet; power points; roof access.



GARDEN

The garden is South-facing and secluded with a stone patio seating area and raised lawn with shrubs and bushes.

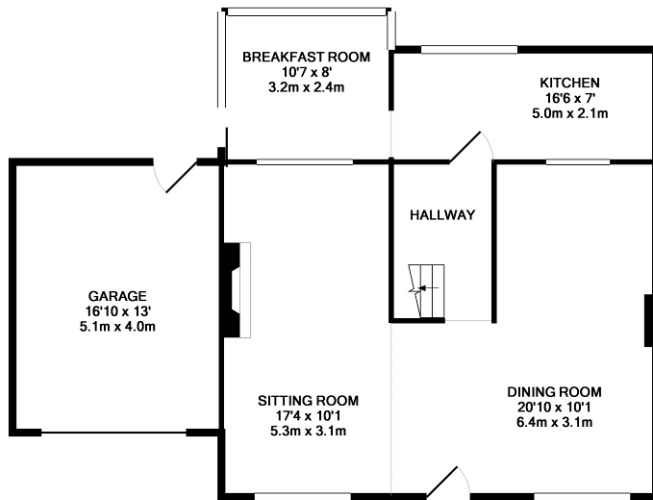


GARDEN SHED : Containing oil storage tank and gas bottle storage. To terrace area with trailing plants and outside W.C.

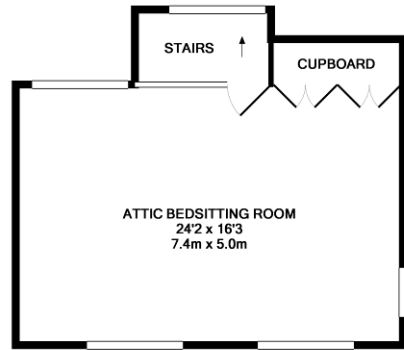
GARAGE : **5.11 m x 3.96 m (16' 9" x 13')**
Including washing machine, tumble drier and deep freeze; shelving; tool hooks; workbench; up and over alloy door and ceiling storage for ladders. There is also a 5µm commercial water pre-filter unit.

Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide

FLOORPLAN

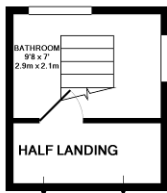


GROUND FLOOR
APPROX. FLOOR
AREA 92.3 SQ.M.
(993 SQ.FT.)

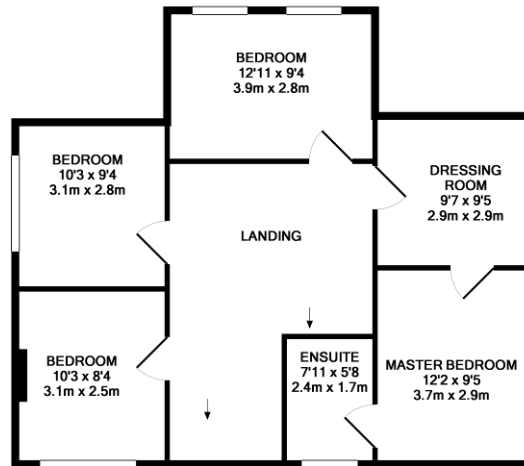


2ND FLOOR
APPROX. FLOOR
AREA 42.1 SQ.M.
(453 SQ.FT.)
TOTAL APPROX. FLOOR AREA 215.8 SQ.M. (2323 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALF LANDING
APPROX. FLOOR
AREA 9.8 SQ.M.
(106 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 71.6 SQ.M.
(771 SQ.FT.)

