

Mitchell & Partners Ltd

ESTATE AGENTS
VALUERS

Bridget Postlethwaite, Managing Director
John Postlethwaite, Director

PROPERTY MANAGEMENT
SECRETARIAL SERVICES

'Foyle',
5 Allée es Féés,
ALDERNEY
GY9 3XD

Tel: 01481 823277
mitchells@alderney.com
www.housesforsale.alderney.com

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

4 CLOS DE MER



PRICE: £375,000.00 Freehold

This is a spacious family home situated in a quiet close near the Harbour and within easy walking distance to local shops and restaurants.

The accommodation comprises: Sitting Room with Dining Area, Kitchen with Breakfast Bar, Cloakroom, 3 double Bedrooms (one en-suite), Study/Bedroom, large Bathroom and Garage.

It has been fitted with UPVC Georgian style windows and beech-wood internal doors. It has full central heating and there are ample radiators, power points and lighting.

There is off-road parking and an enclosed garden with large patio and vegetable garden.

Entered through half-glazed, East facing door:

ENTRANCE HALL:

3.18 m x 1.90 m (10'5" x 6'3") max

A light Entrance Hall with ceramic tiled floor. There are two storage cupboards; one with shelving and containing the circuit breakers, electricity meter and stop-cocks; the other a large under-stair coat cupboard.

Through to:

SITTING /DINING ROOM:

6.70 m x 2.76 m (22' x 18')



This large family room has laminated wood flooring, an open fireplace with stone surround and flagstone hearth, two North facing windows and West facing French doors from the Dining Room out to the Patio. The Dining Room has a serving hatch through to the Kitchen.

Back into the Hallway and through to:

KITCHEN:

4.62 m x 3.53 m (15' 2" x 11' 7")



This is a fully fitted kitchen with elegant Oak doors, incorporating a serving hatch through to the Dining Room; white work tops with tiling between the upper and lower units; the fitted appliances include Neff double oven, Neff four ring gas hob with extractor fan, Neff dishwasher, Bosch washing machine and Firenzi fridge/freezer. There is a stainless steel 1 1/2 bowl sink with single drainer. The floor is ceramic tiles.

There is a useful, three seater breakfast bar with high Oak chairs. The door faces West facing door to the Garden and Patio and there is also a West facing window over the sink.

From Hallway to:

CLOAKROOM

1.75 m x 1.09 m (5' 9" x 3' 7")

The white suite consists of W.C. and hand basin with splash-back tiling; the window with obscured glass faces East and there are ceramic floor tiles.

Also on the Ground Floor:

MASTER BEDROOM SUITE

4.63 m x 3.96 m (15' 2" x 13')



The two windows face South; there are two white double fitted wardrobes with dressing table between. This room is carpeted with beige.

EN-SUITE SHOWER ROOM

2.82 m x 1.83 m (9' 3" x 6')



This is a large, practical shower room with oversized fully tiled shower unit; suite comprising white W.C. and hand basin, set in a vanity unit with mirror above. There is a mirrored medicine cupboard with spotlight. The flooring is aqua-lock tile effect.

Up carpeted stairway with half landing to:

LANDING

3.04 m x 1.22 m (10" x 4')

On the carpeted landing there is a smoke alarm and a large airing cupboard with hot water cylinder and immersion heater.

BEDROOM 2

6.70 m x 5.03 m max (22' x 16' 6")



This is a light, airy room with South facing window, large built in wardrobe and a fitted carpet.

BATHROOM

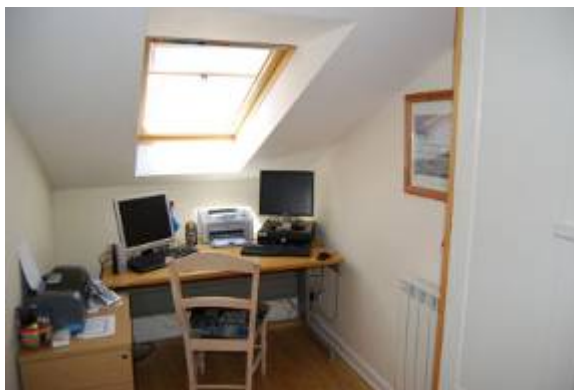
3.28 m x 2.97 m max (10' 9" x 9' 9")



This is a surprisingly large family bathroom, with white suite comprising: bath with integral shower, W.C. and wash basin. Aqua-lock tile effect flooring; tiling to the bath and splash back areas of the hand basin. There is a mirror, glass shelf and shaving socket. Velux window facing West.

BEDROOM 4/STUDY

3.28 m x 1.78 max (10' 9" x 5' 10")



The Velux window faces West, the flooring is wood laminate and there is a telephone point.

BEDROOM 3

6.71 m x 4.24 m max (22' x 13' 8")



This delightful bedroom has two Velux windows, facing West and East; there is a deep double wardrobe and the room is carpeted.

EXTERIOR:

GARAGE:

5.18 m x 3.05 m (17' x 10')



This is a well used garage! There is an up-and-over door and concrete flooring and contains a Grant oil fired boiler for the central heating. There is power and lighting and also water.

To the front of the house is parking for two cars and outside lighting.

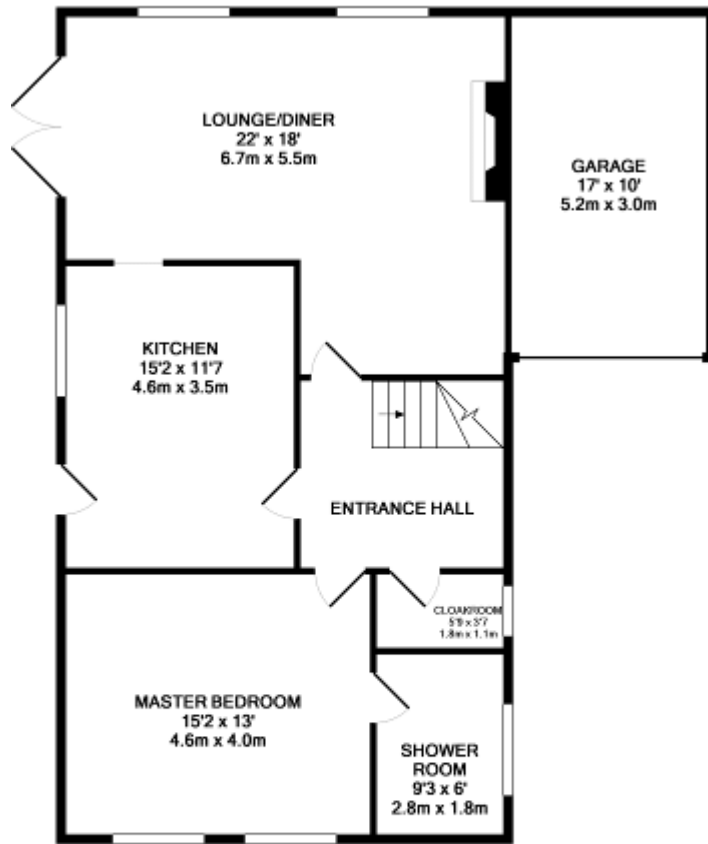
GARDEN

The garden has some mature shrubs, a small lawn and vegetable patch but is mainly practical paving and decorative chipped slate with planters. The garden is child and dog safe.

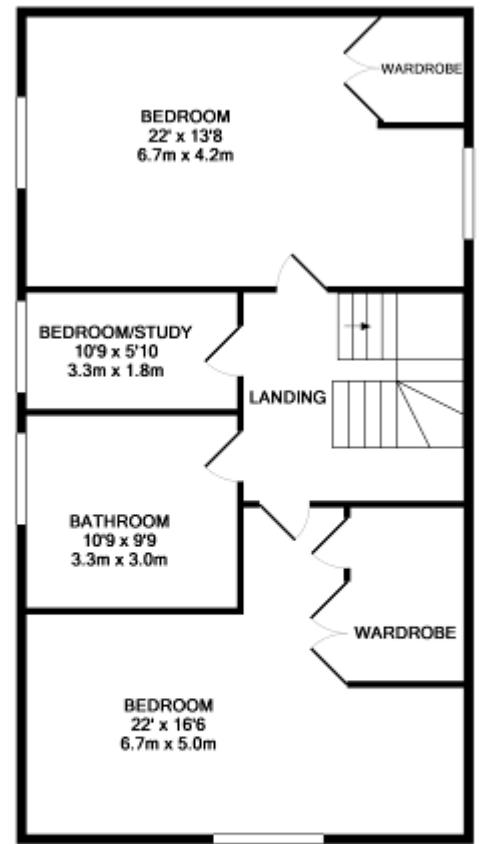


Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1064 SQ.FT.
(98.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 894 SQ.FT.
(83.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1958 SQ.FT. (181.9 SQ.M.)

Whilst every effort 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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