

# Rendezvous

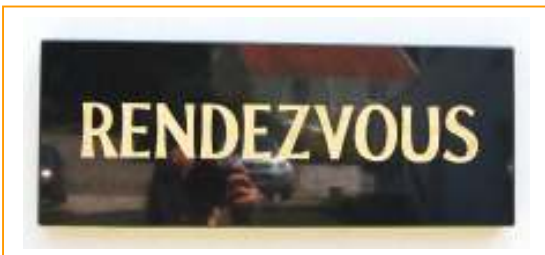
Arculon Lane  
St Peter Port

**£449,000** *Reduced Price*

TRP 153

Ref: 1366

- An extremely smart, newly built property on the outskirts of St Peter Port.
- Constructed and finished to an exceptional standard.
- 4 bedrooms, 2 with en-suite, separate w.c. and family bathroom.
- Large lounge, superbly fitted contemporary kitchen with dining area.
- Ample parking, enclosed rear garden and communal front garden.
- Stylish family home with much appeal.
- Perry's guide ref: Page 17 F2



**Chateaux estate agency**

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This extremely smart, newly built, semi-detached house is conveniently located on the outskirts of St Peter Port. Finished to an exceptionally high standard, and set over three floors the accommodation now comprises of four double bedrooms, two with en-suite facility and separate family bathroom. The ground floor provides light and airy accommodation with a spacious lounge and contemporary kitchen/diner with sliding door out onto the decked area. The property has truly been cleverly thought out and designed with under floor heating in all bathrooms and kitchen/diner, also offering the highest levels of insulation, and fitted with the most up to date fixtures and fittings and solid wood doors throughout. Externally the property benefits from an attractive, private rear garden with decked area to the rear and to the front is a communal garden shared with three others and parking for 7/8 cars shared with one other. Ideally situated, this deceptively spacious property would make the perfect modern family home.

**ENTRANCE HALL:**

Stairs to first floor with large understairs storage cupboard housing electric meters and fuse boards. Door to cloakroom and lounge. Radiator.

**CLOAKROOM: 1.73m x 0.83m (5'8 x 2'9)**

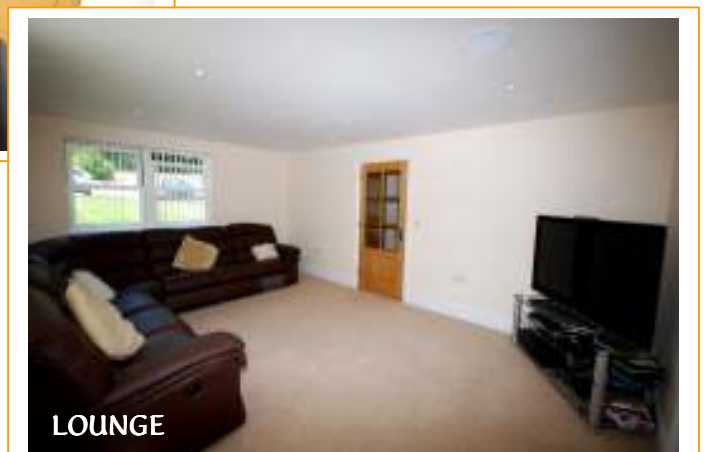
Fitted with a two piece suite comprising of low flush w.c. and wall mounted wash hand basin. Heated towel rail and Vent Axia extractor fan. Fully tiled. Window to front.

**LOUNGE: 5.21m x 3.86m (17'1 x 12'8)**

Built-in speaker system. Large windows to front and side. Glass panelled double doors to kitchen/diner. Two radiators.

**KITCHEN/DINER: 5.94m x 2.89m (19'6 x 9'6)**

The kitchen is fitted with superb oak effect wall and base units with black granite work surfaces incorporating a one and a half bowl stainless steel sink and granite drainer with Frankie waste disposal unit and tiled splash backs. Appliances are to include a Neff American style fridge and freezer, Britannia electric oven with grill, five ring Neff induction hob and extractor fan above, Neff microwave oven, Neff washer/dryer and wine cooler. Built-in speaker system. Under floor heating and radiator. Tiled floor. Window to rear and side and sliding door to rear decking area.



*These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.*

**STAIRS TO FIRST FLOOR LANDING:**

Stairs to second floor. Doors to bedroom 2,3 & 4 and bathroom. Airing cupboard and cupboard housing hot water cylinder.

**BEDROOM 4: 2.93m x 2.49m (9'7 x 8'2)**

Window to rear. Radiator.

**BEDROOM 3: 3.37m 2.93m (11'1 x 9'7)**

Double bedroom with two windows to rear. Radiator.

**BATHROOM: 2.26m x 1.86m (7'5 x 6'1)**

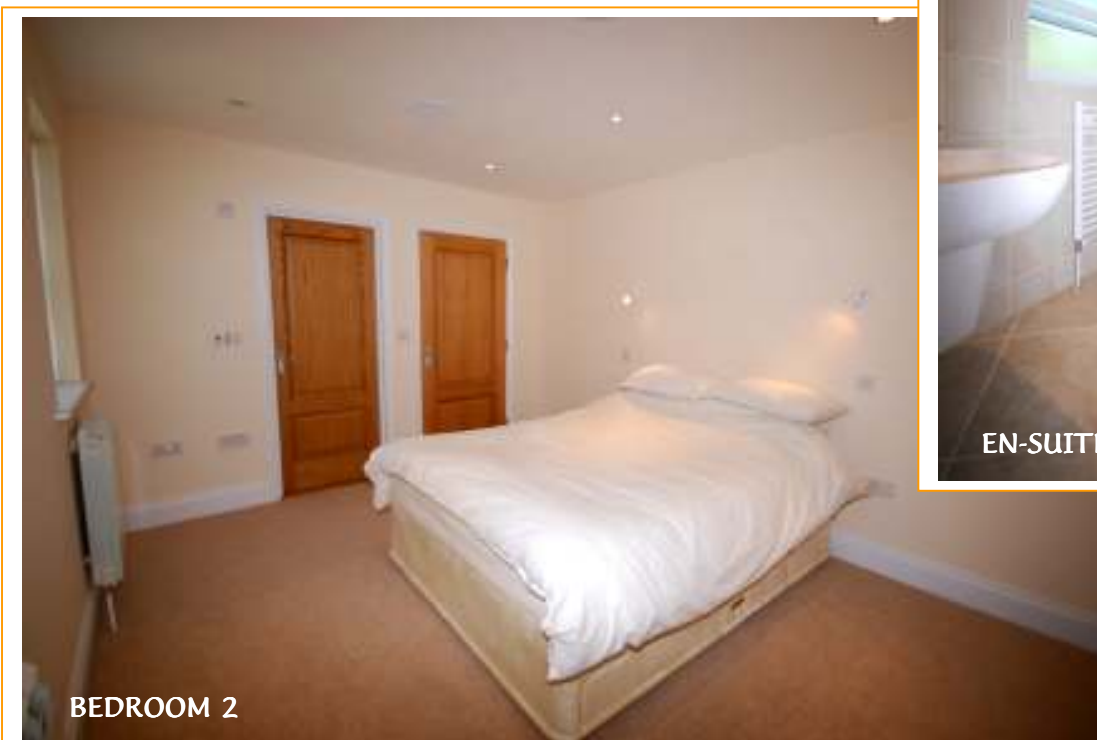
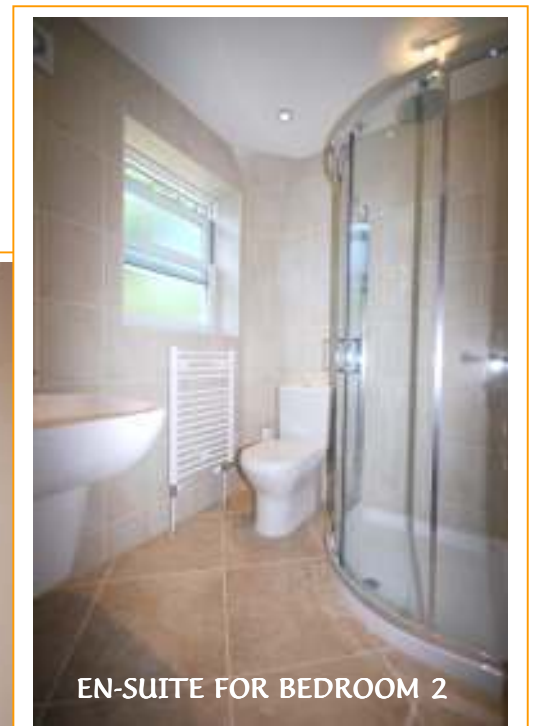
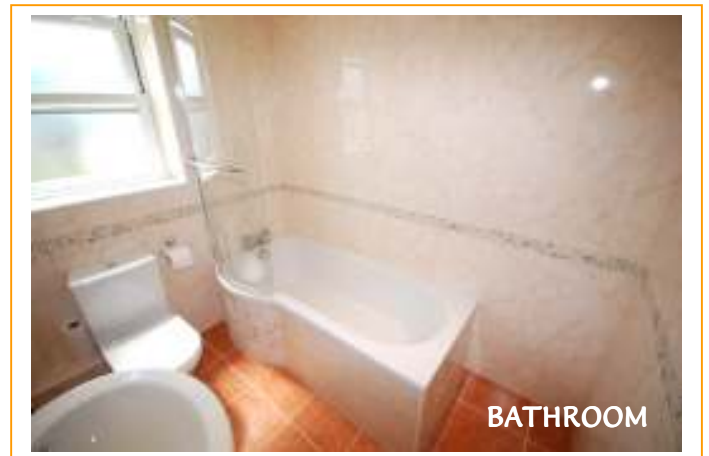
Fitted with a modern white three piece suite comprising of bath, wall mounted wash hand basin and low flush w.c. Heated towel rail and under floor heating. Window to side and Vent Axia extractor fan. Fully tiled.

**BEDROOM 2: 4.03m x 3.24m (13'3 x 10'7)**

Double bedroom with two windows to front and door to en-suite. Radiator.

**EN-SUITE SHOWER ROOM: 1.81m x 1.66m (5'11 x 5'5)**

Fitted with a stylish white three piece suite comprising corner shower cubicle with rain drop shower above, wall mounted wash hand basin and low flush w.c. Heated towel rail and under floor heating. Fully tiled. Window to front.



**SECOND FLOOR LANDING:**

Loft access. Door to walk-in wardrobe and master bedroom.

**WALK-IN WARDROBE:**

Fitted rail and skylight to rear.

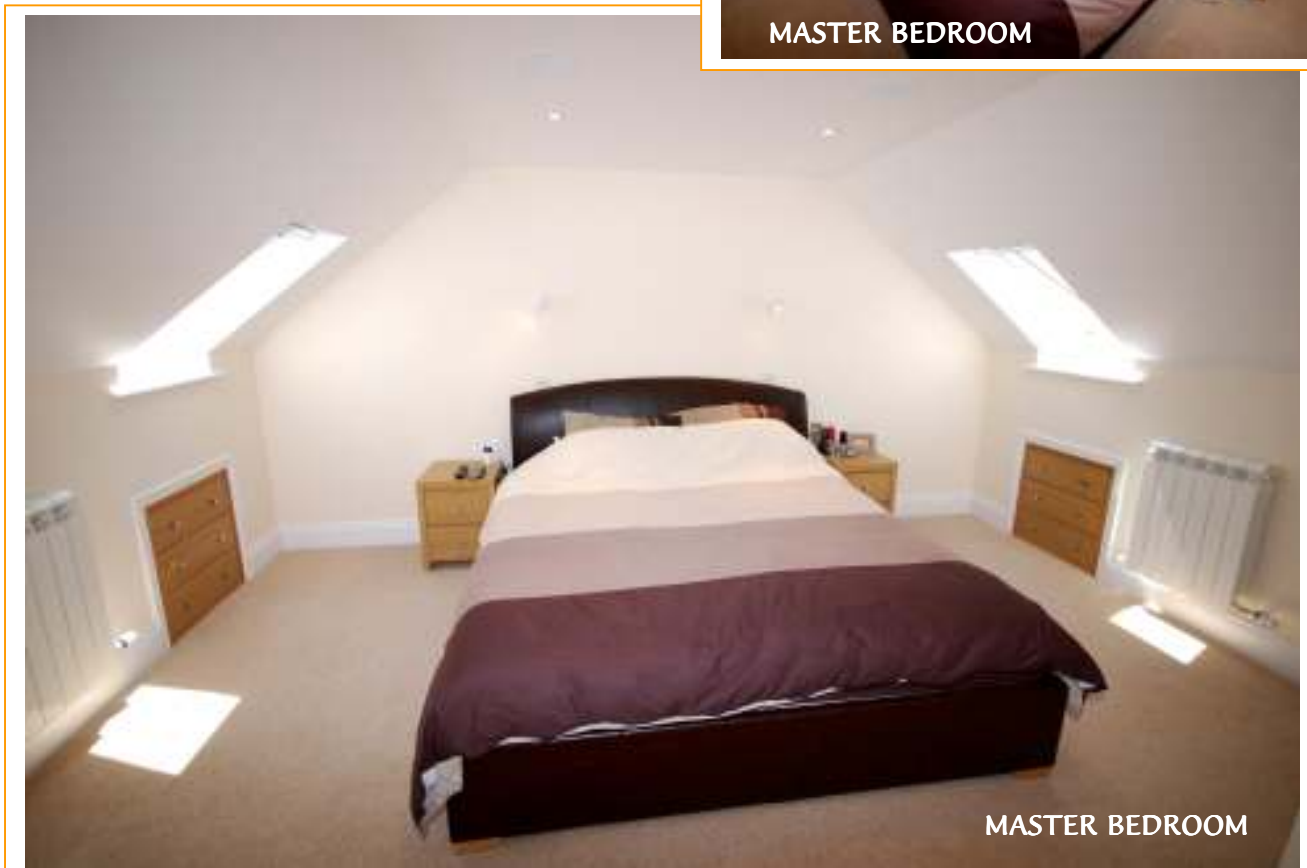
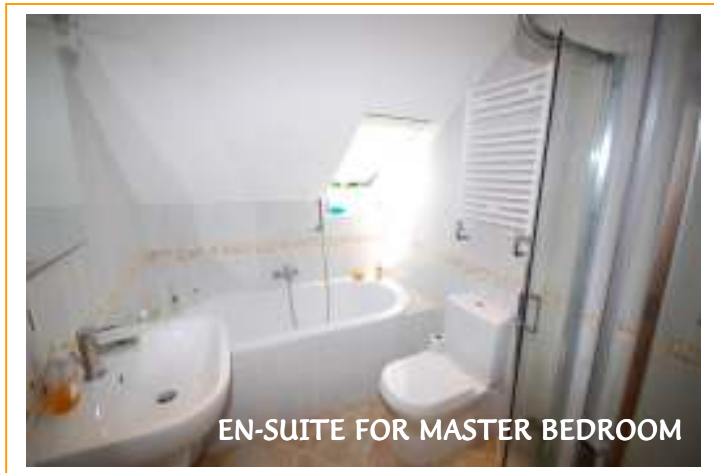
**MASTER BEDROOM SUITE:**

**4.72m into eaves x 3.91m (15'6 x 12'10)**

An impressive double bedroom with eaves storage cupboards with built-in drawers. Two velux to front with distant sea views, velux window to rear. Built-in speaker system. Door to en-suite.

**EN-SUITE BATHROOM: 1.83m x 2.46m  
(6' x 8'1)**

Fitted with a contemporary four piece suite comprising bath with hand held shower attachment, corner shower cubicle with rain drop shower above, wall mounted wash hand basin and low flush w.c. Fully tiled. Heated towel rail and under floor heating. Vent Axia extractor fan and velux to front.



**EXTERIOR:** The property is approached over a private road, which leads to a parking area for up to 8 vehicles. This parking area is shared with the neighbouring property. This leads onto a large communal garden, which is shared with three others, of which a path runs along to the front door.

To the rear of the property is an attractive, privately owned garden, which is mainly laid to lawn but also provides a decked patio. The garden is bound by a high wooden fence to one side and by a wall to rear and side. There is a wooden gate to one side providing pedestrian side access to the main road which is useful when shopping locally. This beautifully kept and low maintenance garden completed this truly stunning family home.



# 'Rendezvous'

Arculon Lane  
St Peter Port

## FLOOR PLAN

**DIRECTIONS:** Turn in land at the Longstore and follow the road around to the right. Just before you reach Clegg Gifford on your right hand side, there is small road called Arculon Lane on your left hand side that leads up to 'Rendezvous'.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. 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 is given for their operation or efficiency over its life.  
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**SERVICES:** Mains water, electricity and drainage. Oil fired central heating. Electric underfloor heating in bathrooms and kitchen.

**POSSESSION** By arrangement

**PRICE INCLUDES** Carpets, curtains, light fittings and appliances as listed.

**VIEWING:** Strictly by appointment through the Vendors agents - **Chateaux Estate Agency Limited.**

**Chateaux estate agency limited**  
Estate agency property consultancy architectural design

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