



Local Market

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Est 1879

LOVELLS



## £899,500 St Peter Port

3 Clos De Fosse Andre  
Fosse Andre

Detached house with conservatory

Located on prestigious clos

Three double bedrooms

Large living room with wood burner

South facing gardens

Double garage & parking



3 Bed(s)



2 Bath(s)



4 Car(s)

Perry's Guide Ref: 2 F3 TRP: 202





### 3 Clos De Fosse Andre, Fosse Andre, St Peter Port

This beautiful detached house is positioned on the sunny side of a very prestigious clos and benefits from a south facing low maintenance garden at the rear, a partially gravelled front garden which has two parking spaces and a large garage which fits two cars comfortably in tandem. The interior is very bright and spacious with three double bedrooms upstairs, all with fitted furniture, an en-suite and family bathroom. The ground floor offers a large living room with log burner and superb conservatory, separate dining room just off the kitchen and doors to the garage. The sizeable loft space is fully boarded giving plenty of storage. Viewing is highly recommended.

#### Entrance Hall

11'6 x 7'7 (3.51m x 2.31m) Wooden flooring. Small window above door. Large under stairs cupboard with shelving. Doors to:

#### Separate WC

7'10 x 3'1 (2.39m x 0.94m) Wooden flooring. Window with obscure glass. White two piece suite comprising low level WC and wash hand basin.

#### Lounge

19'11 x 12'4 (6.07m x 3.76m) Large window to front. Fireplace with marble hearth, ornate mantle and Chesney's wood burning stove. Double doors to:

#### Conservatory

16'4 x 12'6 (4.98m x 3.81m) UPVC construction. Double doors leading on to patio. Two cream two seated sofas and chair with foot stool.





### Dining Room

12'5 x 11'7 (3.78m x 3.53m) Large window to front. Door to:

### Kitchen

16'10 x 7'10 (5.13m x 2.39m) Large window to rear. Vinyl flooring. Fitted with a range of white gloss and glass wall and base units with black and green marble effect work surface over, incorporating a one and a half bowl stainless steel sink with mixer tap. Appliances include: Homark single oven, Creda electric four ring hob with extractor above, Tricity Bendix slimline dishwasher, Homark fridge/freezer and Hotpoint Aquarius washing machine. Large storage cupboard housing the immersion heater. Door to:

### Double Garage

42'7 x 9'9 (12.98m x 2.97m) Up and over door to front. Large window and uPVC door to garden. Wall mounted fitted shelving.

Returning to the Entrance Hall, stairs lead up to:

### Stairs to First Floor Landing

13'4 x 3'10 + 7'7 x 3'1 (4.06m x 1.17m + 2.31m x 0.94m) 'L' Shaped. Window to front. Access to large floored loft space with electrics. Doors to:

### Bathroom

7'2 x 5'6 (2.18m x 1.68m) Small window to rear. Wooden flooring. Tiled walls. Grey three piece suite comprising bath with shower over and glass screen, low level WC and pedestal wash hand basin. Large mirrored cabinet with light attached. Radiator.

### Bedroom 2

12'5 x 9'9 (3.78m x 2.97m) Window to rear. White fitted wardrobes.

### Bedroom 3

12'3 x 9'8 max (3.73m x 2.95m max) Window to front. Fitted bedroom furniture.



### Bedroom 1

19'11 x 11'6 + 12'5 x 8'7 (6.07m x 3.51m + 3.78m x 2.62m) Windows to front and rear. Fitted bedroom furniture. Door to:

### En-Suite

7'10 x 5'5 (2.39m x 1.65m) Small window to rear. Fully tiled room. Wooden flooring. White three piece suite comprising bath with shower over and glass screen, low level WC and wash hand basin set into vanity cupboard. Wall mounted mirrored cabinet above. White wall mounted heated towel rail.



### Exterior

The property is approached over a private tarmac road on to a driveway where there is parking for two cars. Also at the front is a small lawned area with mature trees and a gravelled area. The rear garden consists of a south facing paved patio as well as gravelled and raised areas with outdoor furniture comprising a two seater sofa with two matching chairs and a glass topped table, one wooden chair, a metal circular table and two chairs. Various plants pots and a large statue.



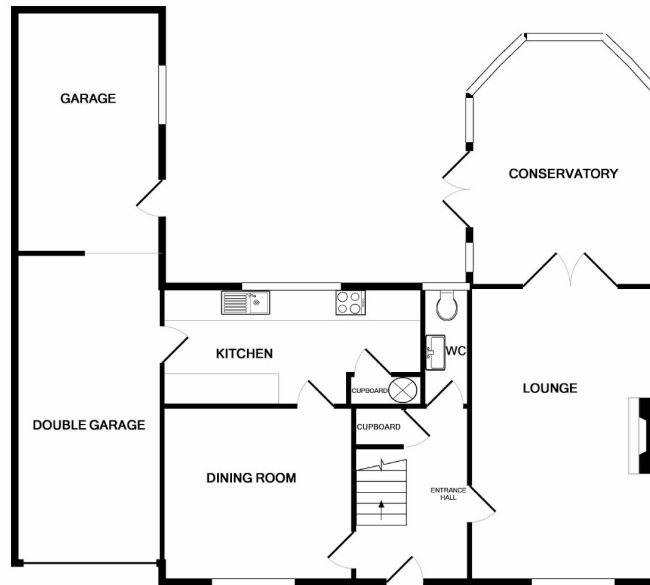




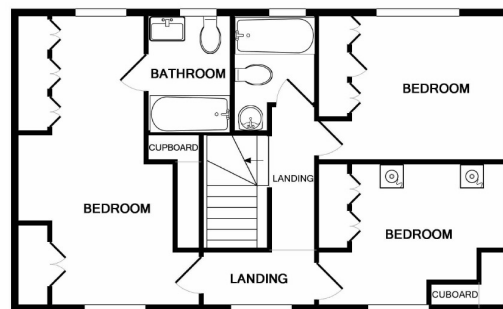








GROUND FLOOR



1ST FLOOR

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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### Fittings

All fitted flooring, the curtains, blinds, light fittings and the appliances as listed are included in the sale.

### Services

Mains electricity, water and drainage. Oil central heating.

### Directions

Travelling up Fosse Andre, turn left into Clos de Fosse Andre (approximately three quarters of the way up) and No 3 is the third in on the left hand side.

### Possession

By arrangement

### Viewing

Strictly by appointment through Lovell & Partners.

### Further Information

If you would like any further information or wish to view the property please contact us on 01481 723636

### Opening hours

Monday to Friday - 8.45am to 5.00pm

Saturday - 9.30am to 1.00pm

Viewings out of hours by prior arrangement

### Disclaimer

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