



La Pendue, 1 Hamilton Clos

Bordel Lane | Vale

This spacious family home is located in a very quiet clos, hidden away in the lanes in the Vale with L'Ancrese common and the adjoining beaches within walking distance. Accommodation comprises large lounge/diner, kitchen/breakfast room, four double bedrooms, three bathrooms, a shower room and a utility room. There is also an attic room that could potentially be converted into further accommodation. The property benefits from low maintenance gardens, ample parking and a garage.

£695,000

4 BEDROOMS

4 BATHROOMS

1 RECEPTION

Shields
& Rutland

PHOTOS



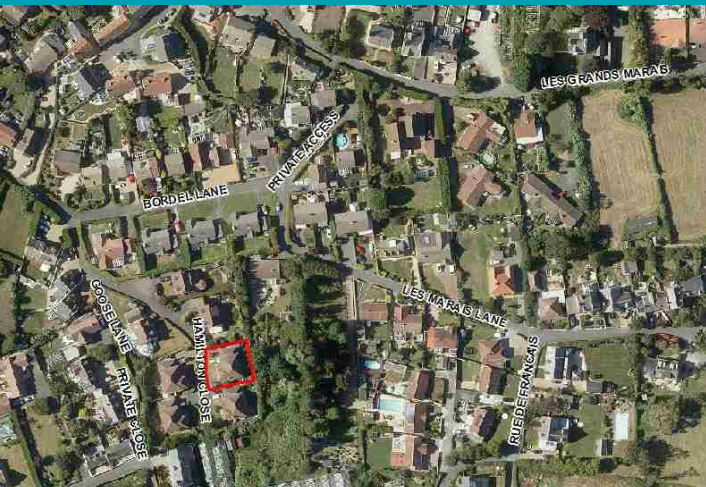
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

6' x 3' 5" (1.83m x 1.05m)

Entrance Hall

13' 8" x 7' (4.17m x 2.13m)

Lounge/diner

34' 3" x 14' 4" (10.43m x 4.37m)

Kitchen/breakfast room

21' 6" x 12' (6.55m x 3.65m)

Utility Room

9' 10" x 7' 10" (3.00m x 2.39m)

Bedroom 4

10' 9" x 9' 10" (3.28m x 3.00m)

Shower room

5' 10" x 5' 10" (1.78m x 1.78m)

First floor landing

13' 11" x 7' (4.24m x 2.13m)

Bedroom 1

17' 5" x 13' 10" (5.31m x 4.22m)

En-Suite

11' 4" x 8' (3.45m x 2.44m)

Bedroom 2

14' 2" x 12' 3" (4.32m x 3.73m)

En-Suite

11' 1" x 5' 5" (3.38m x 1.65m)

Bedroom 3

16' 11" x 9' 10" (5.16m x 3.00m)

En-Suite

8' 8" x 6' 5" (2.64m x 1.96m)

Attic Room

13' 5" x 9' 8" (4.08m x 2.95m)

Garage

16' 6" x 10' 4" (5.03m x 3.15m)

Parking

A brick-paved driveway provides parking for a number of vehicles.

Garden

The low maintenance rear and side garden is laid to decking with a small patio area. There is gated access to the front of the property.

PRICE INCLUDES

- Curtains, carpets and light fittings

SPECIAL FEATURES

- Spacious accommodation
- Large attic with potential
- Quiet clos
- Ample parking

SERVICES

Mains water, electricity and drainage. Oil fired central heating. uPVC double glazing.

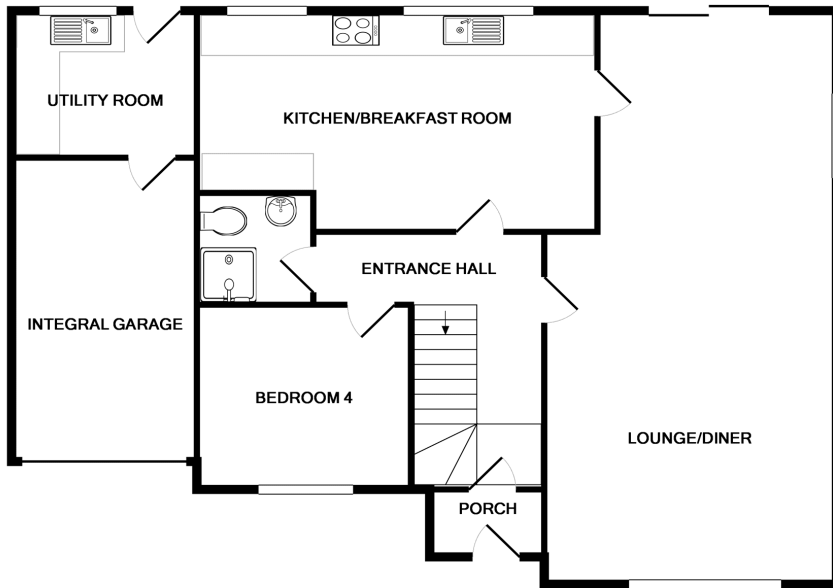
APPLIANCES INCLUDED

- Neff four ring hob with extractor fan over
- Neff double oven
- Neff microwave
- Neff dishwasher
- Integrated fridge/freezer
- Neff tumble dryer

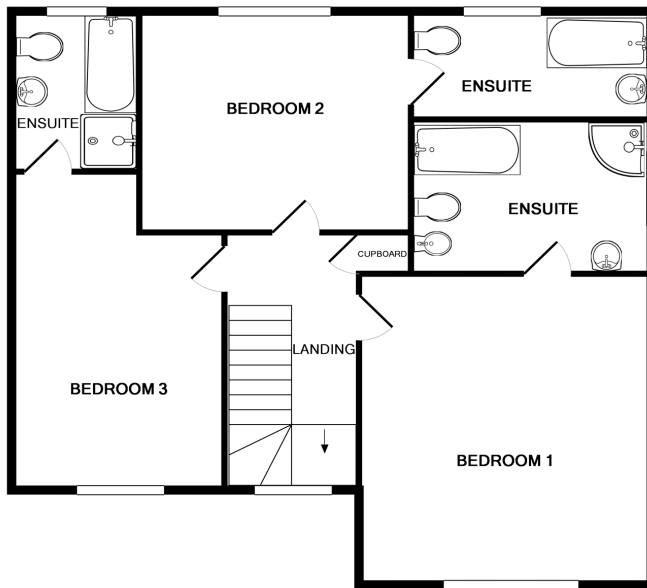
SCHOOL CATCHMENT

- Vale Primary School
- St Sampson High School

FLOORPLAN



GROUND FLOOR



1ST FLOOR

LA PENDUE

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
Made with Metropix ©2019

T 01481 714445

E info@shieldsandrutland.gg

Shields & Rutland, 31 Gategny Esplanade,
St. Peter Port, Guernsey, GY1 1WR

shieldsandrutland.gg

Shields
& Rutland

OPENING DOORS SINCE 1993