



A superb family home offering modern, flexible accommodation throughout.

Avinair, Les Petites Mielles, St Sampson, GY2 4RY

Asking Price £520,000





Excellent family home offering generous accommodation throughout • Flexible layout that could be altered to suit individual needs • Ample parking for several vehicles • Good size low maintenance garden with storage shed • Modern, well presented accommodation offered to the market in move-in condition

Local Information

Avinair is situated in a convenient location within close proximity of local amenities including Marks and Spencer and Morrisons, while the lovely Grande Harve Bay is just a short distance away.

A regular bus route is available along Les Petites Mielles.

The school catchment area for the property is Hautes Capelles Primary School and St Sampsons High School.

About this property

This lovely family home is presented to the market in fantastic order throughout.

The modern accommodation offers great flexibility with the layout currently comprising fully fitted kitchen, utility room with W.C and a good size living room on the ground floor. Situated on the first floor is the master bedroom with en suite shower room, a double bedroom and four piece bathroom. While occupying the second floor is a third bedroom, currently utilised as an additional living room with a log burner.

Externally, the property benefits from parking for several vehicles both outside the property and in a private additional area directly opposite, along with a low maintenance fully enclosed garden area with storage shed.

Services and Notes

Mains electricity, water and drainage. Oil fired central heating. UPVC double glazing. We understand the property is of block construction. TRP 118.

To include the fitted flooring and carpets, the curtains and blinds as hung and the fitted light fittings. Appliances include: Rangemaster oven with five ring gas hob and extractor over, Whirlpool microwave, Zanussi fridge/freezer, Wine cooler, Zanussi dishwasher, Zanussi tumble dryer.

Directions

Travelling along Les Petites Mielles from Lislet with Morrisons on your left hand side continue around the bend and take the second turning on your right in to Prospect Terrace, the property is the fourth on the right hand side. Perry's Guide Map Reference: Page 9 H1.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

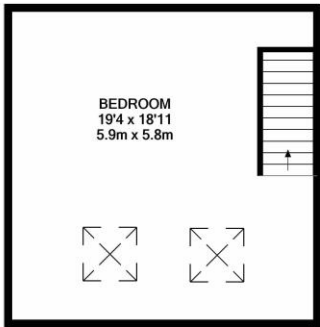
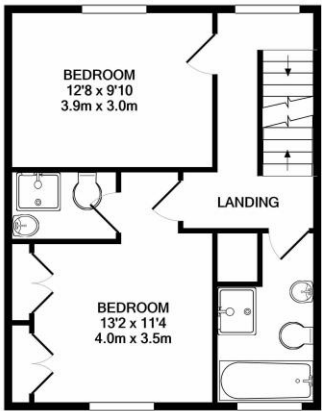
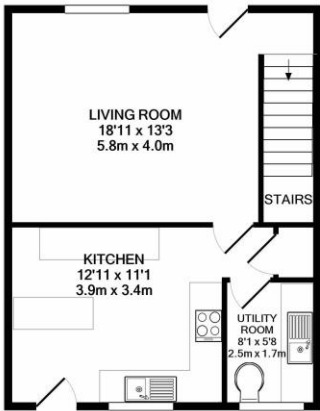
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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